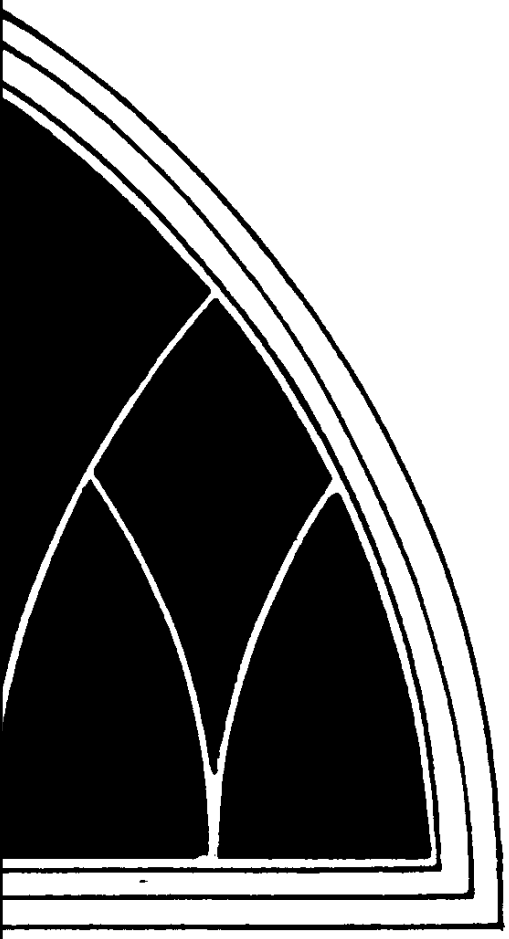

Ocean Springs Historic District Design Guidelines

City of Ocean Springs, Mississippi

August 1999
Revised September 2010

Produced for: OCEAN SPRINGS HISTORIC PRESERVATION COMMISSION
Produced by: PIEDMONT PRESERVATION Madison, Georgia

2010 Revision

On the tenth anniversary of the original release of this booklet, the Ocean Springs Historic Preservation Commission began work on a revised edition. During the past decade, the OSHPC has learned lessons and evolved policy. New building materials have been introduced in the intervening years and their potential use within the historic districts has been evaluated. The Ocean Springs community has also been substantially affected by Hurricane Katrina, which left a physical impact on many of the local historic sites and structures. Taking into account these and other factors, the OSHPC, in conjunction with the Community Development and Planning Department and Piedmont Preservation, has produced this revised document with expanded illustrative examples and additional text in order to more precisely guide change within Ocean Springs' historic districts.

Project Background

This project was initiated by the Ocean Springs Historic Preservation Commission and financed in part by the City of Ocean Springs on behalf of its current and future citizens. As part of the Department of Community Development & Planning, the local preservation program seeks to increase awareness of Ocean Springs' historic resources and integrate historic preservation objectives into comprehensive planning efforts. By planning to preserve its unique historic character, the City ensures that future generations have the opportunity to enjoy the benefits of Ocean Springs' rich architectural heritage.

Intent of Design Guidelines

Communities commonly adopt development standards, architectural review criteria, and design guidelines. In protecting historic properties and areas, design guidelines are an essential preservation tool. Historic preservation design guidelines do not prevent growth and development; rather they encourage orderly, creative, and compatible development in historic areas and the thoughtful and sensitive treatment of historic properties. The design guidelines listed and illustrated herein are intended to assist decision makers --- property owners, developers, contractors, and commissioners --- in developing design solutions which satisfy Ocean Springs' historic preservation ordinances.

Preface

This publication has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior, through the Historic Preservation Division of the Mississippi Department of Archives and History. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Mississippi Department of Archives and History, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service 1849 C Street, N.W., Washington, D.C. 20240.

Contents of Booklet

The **Introduction** of this booklet is designed to acquaint the reader with Ocean Springs' historic preservation program. Specifically, this section contains a review of local preservation ordinances and a discussion of the creation and responsibilities of the Ocean Springs Historic Preservation Commission (OSHPC). The similarities and differences between national recognition, state designation, and local designation are also highlighted. Discussion of the design review process includes a chart, created to guide the property owner in seeking a Certificate of Appropriateness (COA). The historic district profiles and the visual character information outline and emphasize the significance of locally designated historic resources. A discussion of the use of design guidelines and general preservation standards is also included.

The design guidelines appear in three sections: **Rehabilitation**, **Site & Setting,** and **New Construction**. Rehabilitation encompasses proposed alterations or modifications to existing structures. The following section reviews proposed changes or additions to the property which affect the historic character of both the individual building (existing or new) and the surrounding historic area. The New Construction section focuses upon proposed plans for new buildings. These guidelines note the correct approach for proposed work, offer possible solutions to design problems, and outline methods and changes that are not appropriate for historic properties and historic areas.

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Early Preservation Work

The City of Ocean Springs initiated preservation measures in 1979 through the establishment of a local historic preservation commission (Ord.No. 2-1979). That same year, the Mississippi Department of Archives and History (MDAH) awarded a grant that allowed for the first survey of Ocean Springs' historic resources. As a result, the survey identified and recorded numerous historic properties and areas as eligible for national, state, and local acknowledgment. By 1987, many of Ocean Springs' historic properties and historic areas were listed in the National Register of Historic Places.

As community support for historic preservation increased, the Mayor and Board of Aldermen adopted the modern preservation ordinance that outlined a procedure for local designation and design review (Ord.No. 9-1989, amended Ord.No.4-1990). This ordinance requires review of all permit applications for new construction, demolition, relocation and alterations in locally designated historic districts, as well as for individual sites and Mississippi Landmarks. The first historic districts, historic landmarks, and landmark sites were designated in 1990 (Ord.No.5-1990).

As part of comprehensive planning efforts, the City sponsored an updated historic resource survey in 1996 to review the status of documented historic resources and provide recommendations related to local historic preservation efforts. As noted in the survey report, an effective local preservation program requires action on the local level, cooperation with appropriate state and national agencies, and commitment to preserving Ocean Springs' heritage.

Historic Preservation Commission

The Ocean Springs Historic Preservation Commission (OSHPC) is charged with the responsibility of initiating local designation and design review, public education and awareness, and preservation planning and research. Appointed by the Mayor and Board of Aldermen, the commission serves as the city's preservation program within the Community Development & Planning Department.* The Commission has nine (9) members, who serve four-year staggered terms without monetary compensation. Because of the work of the OSHPC, the City of Ocean Springs also qualifies as a Certified Local Government (CLG) community. CLG status enables the municipality to apply for a variety of preservation grants and funding opportunities at the state and federal levels.

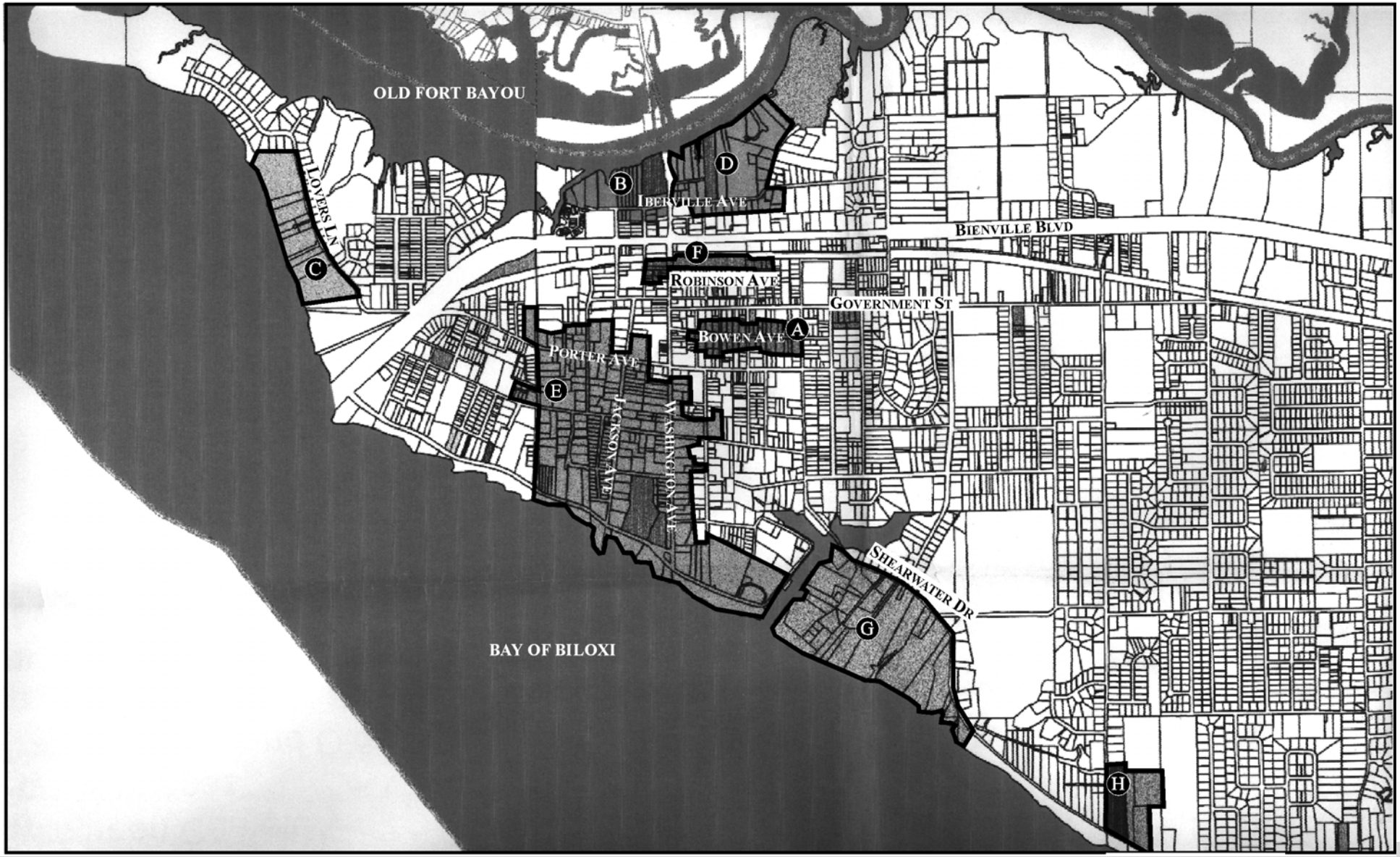
**A list of commission members is available in the Community Development & Planning Office. For more information on what the OSHPC does and does not do, please reference Local Designation (pg. 6) and the Design Review Process (pg. 8-9).*

Historic Preservation

Historic Preservation Districts

***A** - Bowen Avenue Historic District (pg. 16),*
***B** - Indian Springs Historic District (pg. 12),*
***C** - Lover's Lane Historic District (pg. 14),*
***D** - Marble Springs Historic District (pg. 13),*
***E** - Old Ocean Springs Historic District (pg. 10),*
***F** - Railroad Historic District (pg. 15),*
***G** - Shearwater Historic District (pg. 11),*
***H** - Sullivan-Charnley Historic District (pg. 17).*

**All historic districts listed above are nationally and locally designated with the exception of A & F, which are local designations.*



Historic District General Location Map - National Register and Ocean Springs Historic Districts.
Overlay of excerpt from the "City of Ocean Springs & Annexation Area, Effective December 17, 1993, Jackson County, Mississippi"

National Register

The National Register of Historic Places is the federal government's official list of our nation's significant cultural resources (historic properties) - districts, sites, buildings, structures, and objects. These historic properties are recognized for their importance in terms of American history, architecture, archeology, engineering, and culture. The National Park Service under the Secretary of the Interior, in partnership with State and Federal offices, administers this program.

National Register status provides recognition for historic properties and eligibility for historic property owners to participate in federal tax incentive programs. Listing also changes the way communities perceive their historic resources and lends credibility to the preservation efforts of private citizens and public officials. However, such status places no restrictions or controls on historic property and affords little or no protection against demolition, neglect, or insensitive alterations or additions.

Mississippi Landmarks

Issuing from the state's 1972 Antiquities Law, the Mississippi Landmark program provides for the recognition and protection of historic properties in the public interest. The Mississippi Department of Archives and History administers this program, which regulates changes (interior or exterior) to an eligible or potentially eligible publicly-owned property. Private property owners can also petition for a determination of eligibility to be awarded this honor. Unlike the national status, Mississippi Landmark status does afford protection.

Local Designation

At the local level, eligible historic properties are recognized and protected through local designation. The historic preservation ordinance outlines a process for both local designation and design review for historic properties. The OSHPC identifies and recommends to the Mayor and Board of Aldermen eligible local designations - historic preservation districts, historic landmarks, and historic sites. Neither National Register nor Mississippi Landmark status is required for historic properties to be locally designated.

Local designation places an emphasis upon the preservation of the historic character and architectural integrity of buildings and areas. The primary goal is to protect irreplaceable community resources and to maintain an aesthetically pleasing place to work and live. Other goals include the protection of important historic buildings from demolition, the stabilization and improvement of property values, and the encouragement of compatible new construction. Local designation also supports more comprehensive objectives, such as protecting existing buildings from inappropriate alterations and maintaining the special qualities which give an area its character and identity. Through local designation and design review, Ocean Springs preserves the character defining features that make its historic properties unique.

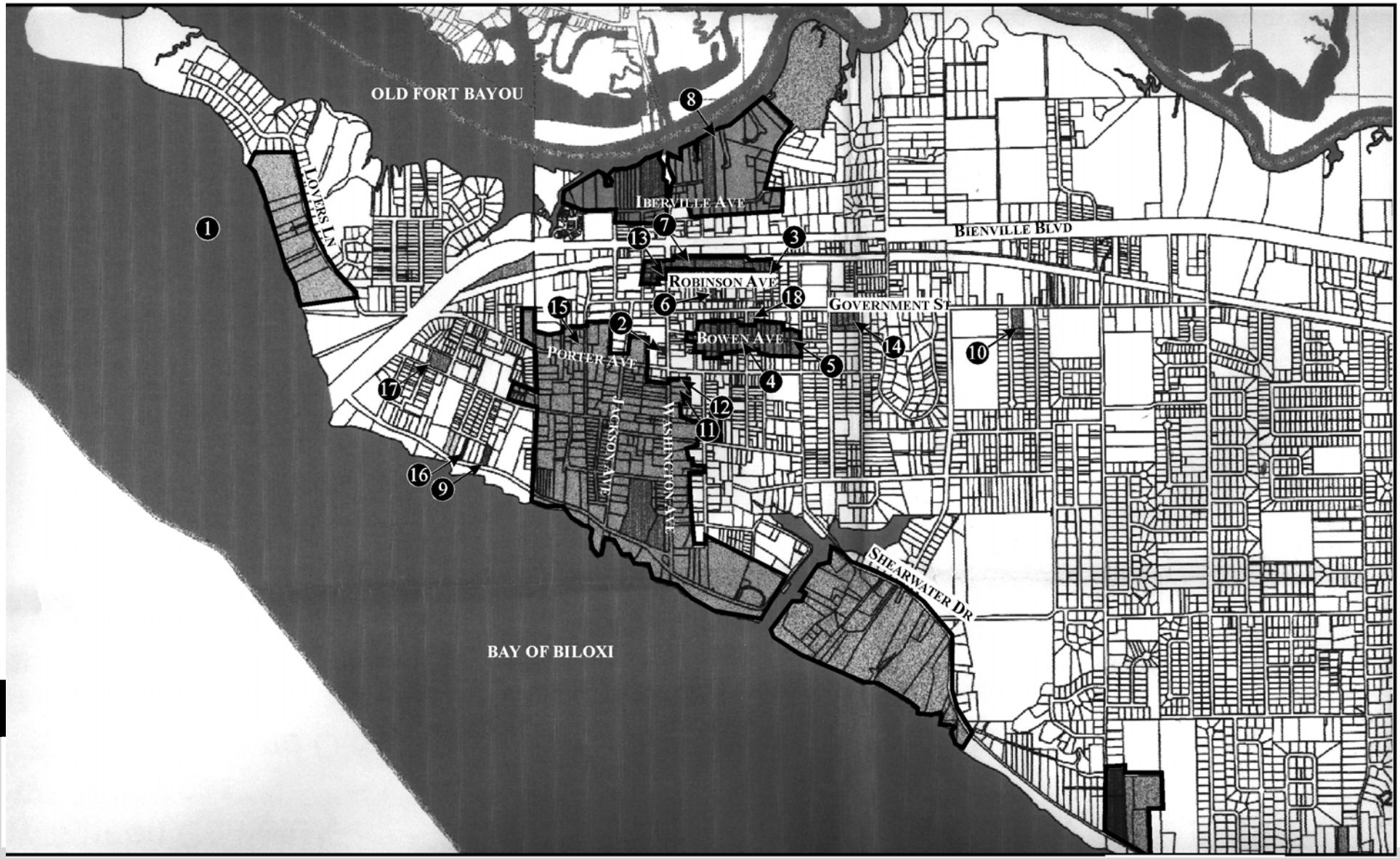
**The Community Development & Planning Department maintains a current list and map for local designations; for a current list of local National Register properties and Mississippi Landmarks, contact the Mississippi Department of Archives and History.*

Historic Preservation

Individually Significant Historic Properties

1 *- Back Bay of Biloxi Shipwreck Site, NR,**
2 *- Bertuccini House and Barbershop, NR, HL,*
3 *- Carter-Callaway House, NR,*
4 *- 1112 Bowen Avenue, NR,*
5 *- 1410 Bowen Avenue, NR,*
6 *- Thomas Isaac Keys House, NR, HL,*
7 *- Louisville & Nashville Railroad Depot, NR,*
8 *- Marble Springs, LS,*
9 *- Miss-La-Bama, HL,*
10 *- O'Keefe-Clarke Boarding House, NR,*
11 *- Ocean Springs Community Center, ML, NR,*
12 *- Ocean Springs Senior Citizens Center, ML,*
13 *- Old Farmers and Merchants State Bank, NR,*
14 *- Old Ocean Springs High School, NR, ML, HL,*
15 *- Saint John's Episcopal Church, NR,*
16 *- W.B. Schmidt Estate, HL,*
17 *- C.E. Thompson Place, HL,*
18 *- Vancleave Cottage, NR, HL.*

KEY: National Register - NR; Mississippi Landmark - ML; Ocean Springs Historic Landmark - HL; and Ocean Springs Landmark Site - LS.
** site location restricted*



Historic Properties General Location Map - National Register Properties, Mississippi Landmarks, and Ocean Springs Historic Landmarks and Landmark Sites.
Overlay of excerpt from the "City of Ocean Springs & Annexation Area, Effective December 17, 1993, Jackson County, Mississippi"

Administration of Local Historic Properties

The OSHPC has three (3) main areas of responsibility in administering local historic properties. These are:

1) to provide its recommendations to the Mayor and Board of Aldermen regarding the proposed designation of areas as historic districts, landmarks, or landmark sites,
2) to adopt design guidelines for determining the appropriateness of proposed work - guidelines specifically adapted to the districts; and
3) to review all permit applications for exterior alterations (other than routine maintenance).

While historic zoning is a method that can be used to protect the visual character of an area, it cannot address all the issues that arise. The OSHPC cannot:

1) consider alterations made to the interior of a building or review the interior design of a building,
2) apply design standards to work done before an area becomes a historic district,
3) force owners to make improvements to their property; or
4) consider, review, or control the use of the property.

The Most Common Questions

What is design review?

The historic preservation ordinance outlines the design review process. Design review consists of the evaluation of any proposed exterior work upon a designated property. Both minor and extensive projects must be reviewed and approved prior to beginning work. The design review process is usually triggered by a building permit application; however, building permits can not be issued until design review is complete.

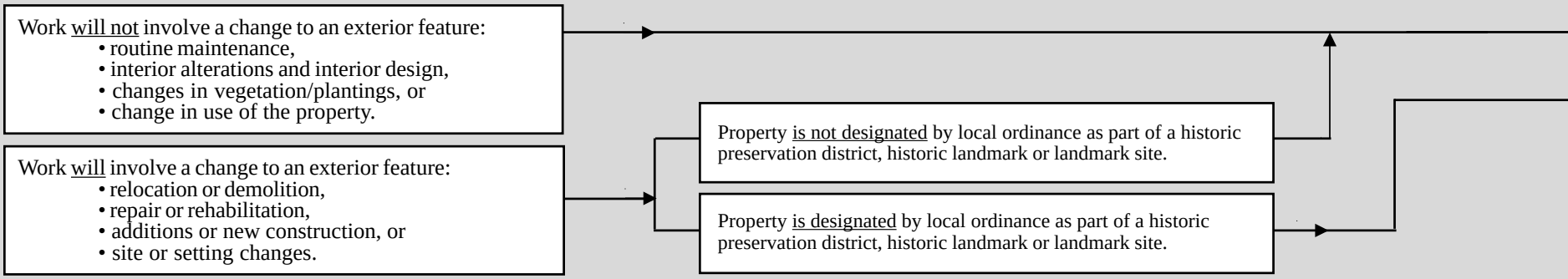
Which properties require design review?

All designated properties require design review. Designated properties include properties within historic preservation districts and individually designated properties, such as historic landmarks and landmark sites. Design review covers both historic and non-historic properties in a historic district. The Community Development & Planning Department maintains a list and a map of all locally designated districts and properties and can confirm whether or not a property is so designated.

What type of work requires design review?

All work involving an exterior change to a designated property requires design review. Projects that physically alter the property include but are not limited to: relocation, demolition, repair or rehabilitation, additions or new construction. Neither interior alterations nor a change in the use of the property require design review. Historic preservation zoning applies only to the external appearance of the property and does not regulate building or land use. Routine maintenance does not require design review.

Design Review Process



STEP 1: Identify proposed work.

STEP 2: Determine property status.

What is a Certificate of Appropriateness?

A Certificate of Appropriateness (COA) is an outline of proposed work - to a locally designated property - which has been approved by the OSHPC and by the Mayor and Board of Aldermen. Under a COA construction must start within one (1) year of issuance and be completed within two (2) years; the Commission may issue a one (1) year extension in some instances.

How is a Certificate of Appropriateness obtained?

When planning a work project, an owner must submit an application for a COA. Applications are available from and should be submitted to the Comminty Development and Planning Department. The applicant may request a preliminary conference with a commission member to help clarify OSHPC requirements.

To avoid delaying a property owner unduly, the ordinance empowers the Planner to review and approve "routine items" without calling an OSHPC meeting. Routine items are defined as minor work proposals that are in accordance with the historic preservation standards and design guidelines. (For example, emergency stabilization and replacement of deteriorated or damaged parts of a building with parts that match the old.)

The OSHPC holds regular monthly meetings and when necessary, calls special meetings to review applications in a timely manner. Notice of the hearing is sent to the owner/applicant, the Aldermen representative of the historic property, and the city's legal organ (newspaper). Following review, the Commission provides a recommendation to the Mayor and Board of Aldermen, who formally decide upon COA issuance. All meetings are open to the public.

What should an application include?

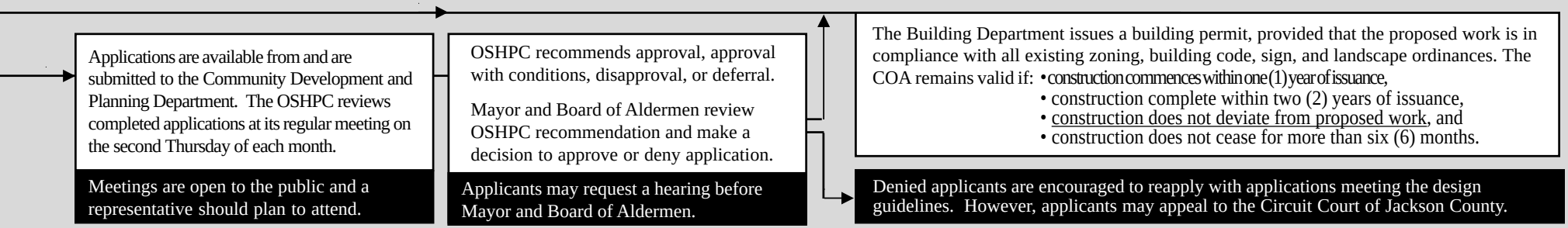
In order that the OSHPC may make an informed decision, completed applications must be accompanied by adequate support materials. Illustrations may include site plans, elevations, and floor plans drawn to a standard architectural scale, e.g. 1/4 inch equals one foot. Photographs of the building, site, and neighboring properties are helpful, and samples of finishes and features may also be useful. A list of submittal requirements is distributed with the COA application for reference. The application and support materials must be submitted at the same time. The Community Development & Planning Department reviews the application for completeness.

Where can additional assistance be found?

This booklet outlines design guidelines that are useful for project planning; however, the OSHPC does not actually develop plans or designs. Property owners are encouraged to review the design guidelines set forth in the booklet prior to planning any rehabilitation work or new construction. Familiarity with the design guidelines will facilitate design review. For information concerning the process or for assistance with the preparation of the application, contact the Community Development & Planning Department.

Are there any other review procedures?

Review of projects by the OSHPC may not be the only review required before work may proceed. Other city departments and commissions may be required to examine a project for compliance with existing zoning regulations, building codes, and sign or landscape ordinances.



STEP 3: Apply for a Certificate of Appropriateness (COA).

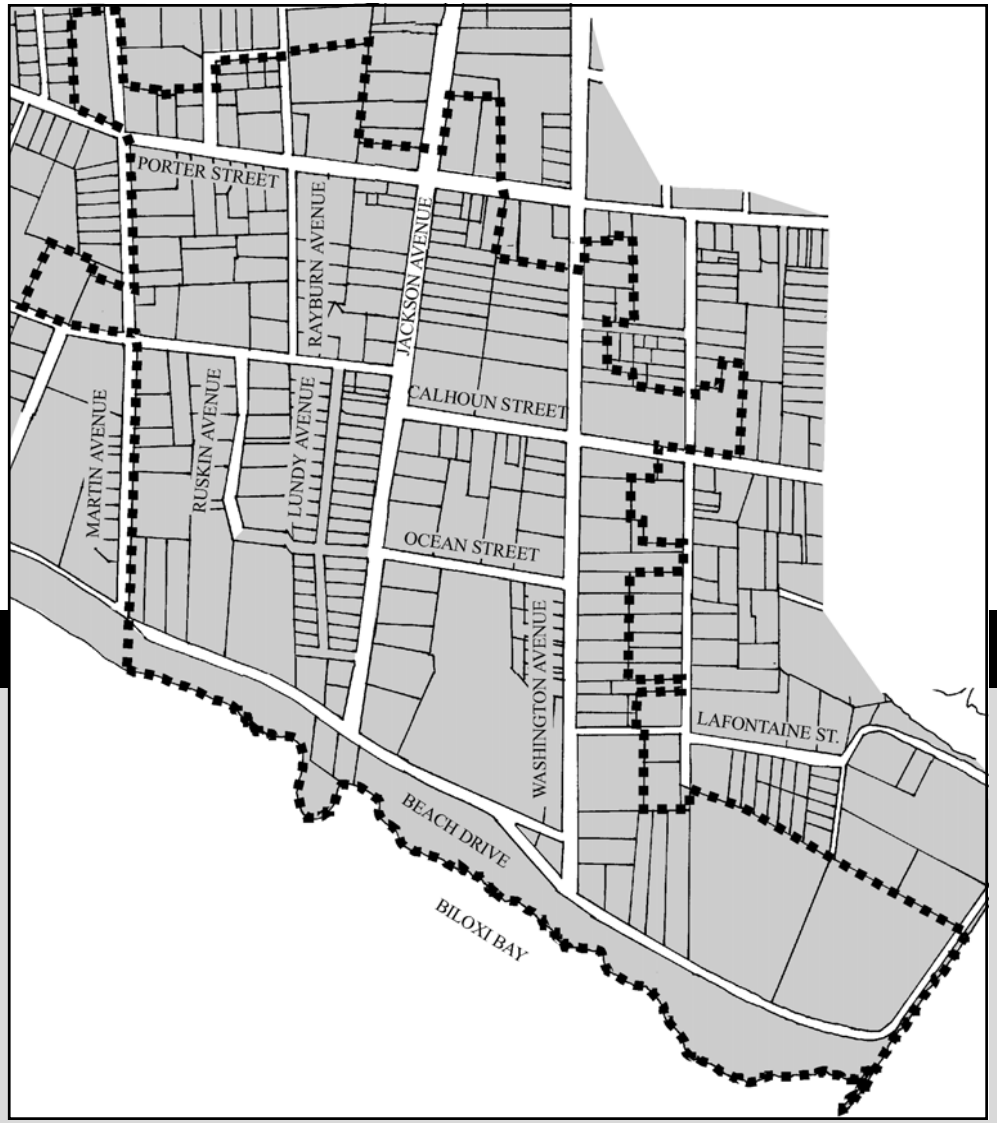
STEP 4: Secure building permit --- Start Work.

Old Ocean Springs Historic District

The Old Ocean Springs Historic District is comprised of several residential blocks situated to the south and west of the city's central business district. This district is unique because of its history of mixed use (residential, commercial, professional, etc.) particularly along Jackson and Washington avenues. The area reveals an abundance of high style architecture both well suited and adapted to the Gulf Coast climate and indicative of the continuous development of Ocean Springs as a resort community.

Although settled as a colonial fishing village approximately a century after the 1699 establishment of nearby Fort Maurepas, this area experienced only limited growth until the inception of the steamer service between Mobile and New Orleans in the 1820-30s. The discovery of mineral springs near the Old Fort Bayou in the 1850s awakened new interest in the small community and heralded the construction of numerous hotels and boarding houses, as well as elaborate resort homes. Post-war prosperity and the completion of the railroad between New Orleans and Mobile encouraged this development trend.

The district, a large concentration of primarily street-oriented properties, is significant for its diversity of architectural styles, local stylistic adaptations, and variety of building forms. Greek Revival, Queen Anne, and Craftsman stylistic interpretations predominate upon Creole cottages, Planter's cottages, shotgun houses, and bungalow forms. Climatic influences are reflected by both the scarcity of chimneys and the plethora of porches. The area also encompasses churches and community buildings, as well as numerous residences rehabilitated for modern non-residential uses.



Historic District Profiles

Old Ocean Springs Historic District.
National Register Historic District, 1987,
Ocean Springs Historic District, 1990.

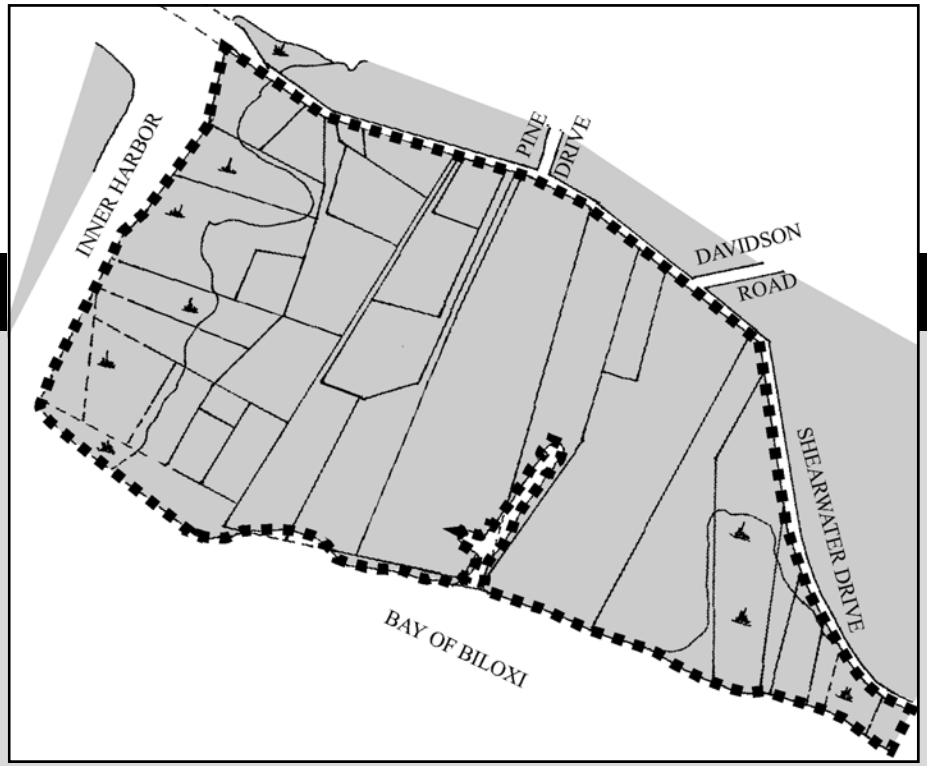
The district also encompasses:
St. John's Episcopal Church,
National Register, 1987.

Shearwater Historic District

The Shearwater Historic District consists of a series of bluffs overlooking the Mississippi Sound. The area includes a variety of water-oriented residential architecture secluded by long drives and intense vegetation. More recent construction respects the integrity of the dynamic waterfront sites providing a visual record of architectural development in Ocean Springs.

This area, the site of continuous occupation since the early 1800s, includes the remnants of two grand estates. On the c. 1850 Kendall property, an ice house and two gravesites remain. The Tiffen Place encompasses the c. 1840 Greek Revival residence and its dependencies; Mrs. Annette McConnell Anderson purchased this property in 1918 as an artist's colony and idyllic setting. Her three children included Peter, Walter, and Mac. Named Shearwater Pottery, the compound served as the family home and became the site of multiple pottery buildings, which have remained in continuous use. Residential construction in proximity to these estates developed primarily between 1937 and 1978.

The district is significant as the site of Shearwater Pottery, nationally recognized through the works of Walter Inglis Anderson (1903-1965), muralist, potter, and artist, and the pottery of his brother, Peter. The site and setting, more so than the architecture, define the visual character of the pottery complex. The tree-shaded properties facing the sound represent examples of the southern farmhouse, Bungalow, French Provincial farmhouse, and Colonial Revival.



Shearwater Historic District.
National Register Historic District, 1989, Ocean Springs Historic District, 1990.

Indian Springs Historic District

The Indian Springs Historic District is an irregularly shaped area located in proximity to Old Fort Bayou. Having a greater sense of informality in terms of layout than that of the other districts, this district encompasses a variety of residential architecture from the 1850s to the 1930s. The rehabilitation of many residences within this area for professional use reflects the modern movement to appreciate and reuse historic buildings within the community.

The mineral springs attracted visitors over several centuries, beginning with the native Americans of the Marksville Period approximately fifteen centuries ago and continuing through the development of Ocean Springs as a resort community beginning in the 1850s. The district also includes the southern landing site of a Fort Bayou ferry, operated by a Portuguese immigrant named Franco from around 1860-1890. Use of the landing ceased with the construction of a bridge in 1901. The popularity of the mineral springs fostered the later enlargement of the Franco home for a convalescents' home/motel/restaurant complex; however, the spring ceased to flow freely due to a decline in the water table.

The district is significant for its highly diverse concentration of architectural forms and styles, including somewhat free and individual interpretations and blends of Greek Revival, Queen Anne, Colonial Revival, and Craftsman styles. The structures are generally one- and two-story frame construction and oriented to the street. Characteristic of residential areas, tree-shaded lawns and designed beds define the landscape with the exception of the increased density of trees and undergrowth close to the bayou.

Indian Springs Historic District.
National Register Historic District, 1987,
Ocean Springs Historic District, 1990.

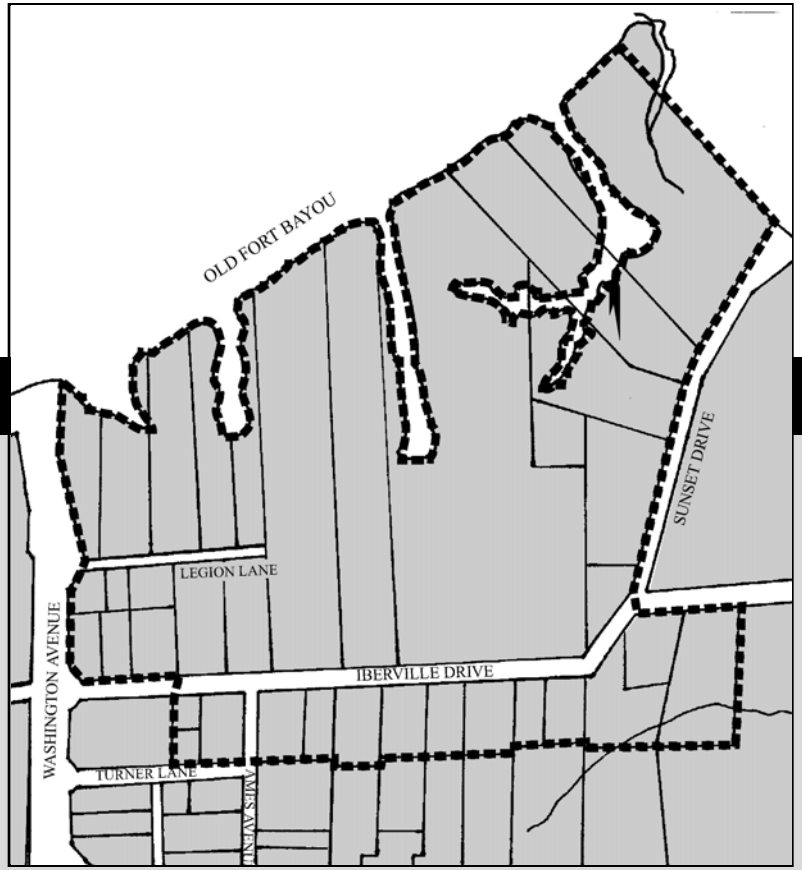
Historic District Profiles

Marble Springs Historic District

The Marble Springs Historic District is an irregularly shaped area located in proximity to Old Fort Bayou. Nineteenth and turn-of-the-century residential architecture lines Iberville Drive, a street shaded by live oaks, between N. Washington and Sunset avenues. The varied scale of the dwellings and the lots reflects the rise and decline of one of Ocean Springs' most important attractions - Marble Springs.

Exploited for its mineral waters since the 1850s, Marble Springs was touted for its curative powers and offered the only spa bathing facility in town. As a community social center overlooking the picturesque Old Fort Bayou, Marble Springs became a desirable home site for numerous influential citizens, such as F.M. Weed (stationagent and future mayor) and J. B. Garrard (merchant and city alderman). The mineral springs ceased to flow when the ground water level lowered as a result of excessive well drilling, and the social exclusivity of the area later declined.

The district, a cluster of street-oriented homes, is significant for its contrast of building scale and style. Houses on the north side of the street are more elaborate in terms of architectural style and larger in mass, setback, and lot size. In contrast, the south side dwellings are smaller, more vernacular and denser. The district also encompasses a replica of the historic springhouse.



Marble Springs Historic District.
National Register Historic District, 1987,
Ocean Springs Historic District, 1990.

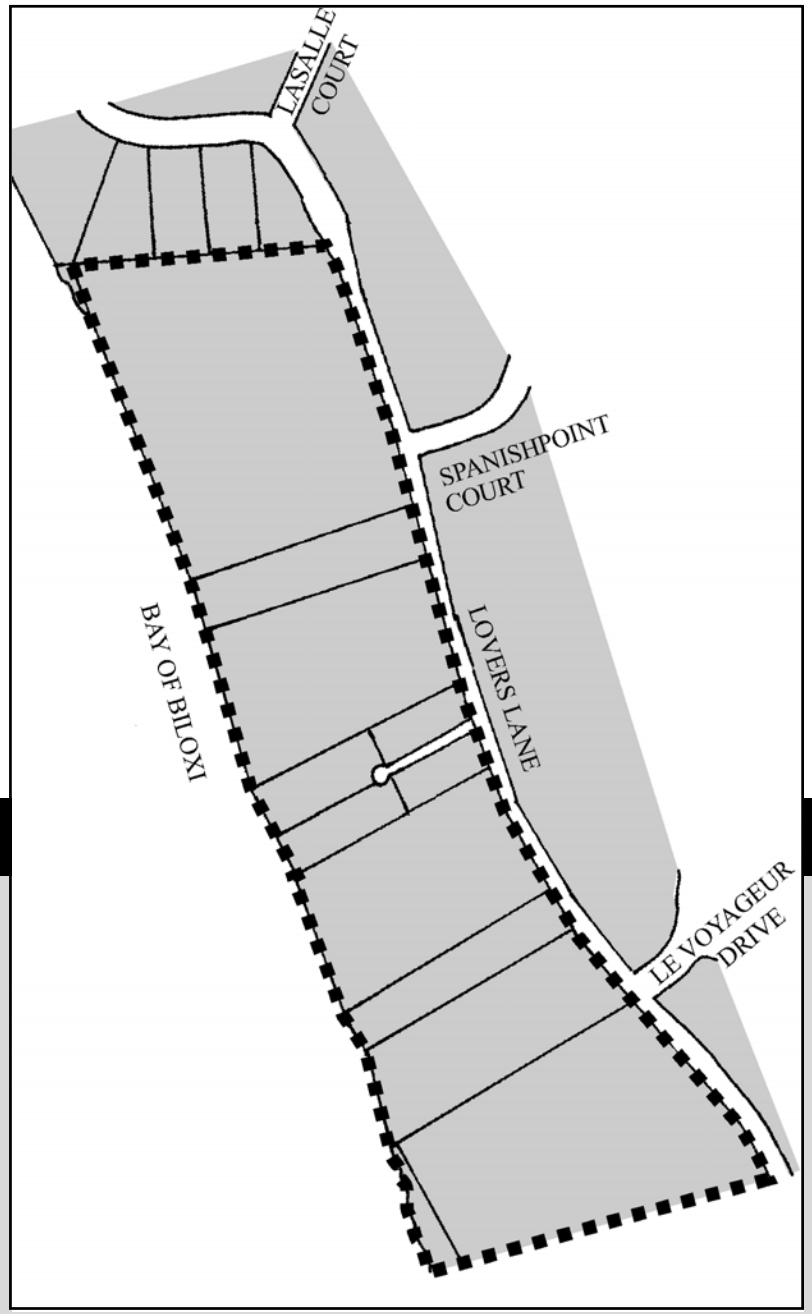
The district also encompasses:
Marble Springs,
Ocean Springs Landmark Site, 1990.

Lover's Lane Historic District

The Lover's Lane Historic District occupies the western shore of a small peninsula which separates the Back Bay of Biloxi from the mouth of the Old Fort Bayou, the stream that undulates along the northern limits of the historic development of Ocean Springs. Turn-of-the-century, grand summer estates reflect the development and popularity of Ocean Springs as a resort community.

As the name of the bayou suggests, the peninsula was the site of Fort Maurepas, the original French settlement in the colony of Louisiana founded by Pierre Le Moyne d'Iberville on April 8, 1699. Lover's Lane, a narrow roadway flanked by thick foliage, bisects the peninsula and establishes the eastern boundary of the district. Although private ownership has prevented extensive archaeological excavation, evidence of seventeenth-century European settlement and the presence of a silt-entombed ship from the same era indicate the archeological potential of this area.

The district is significant for its eclectic high-style residential architecture, including examples of Greek Revival, Queen Anne, and the Spanish Colonial Revival styles. Dwellings within the district, dating from the 1870s through the 1920s, also exhibit local adaptations of architectural styles designed to accommodate the climatic challenges of the Gulf Coast. The orientation of the properties toward the bay, the generous scale of landscape design, and the survival of oyster shell paths contribute to the visual character of the area.



Historic District Profiles

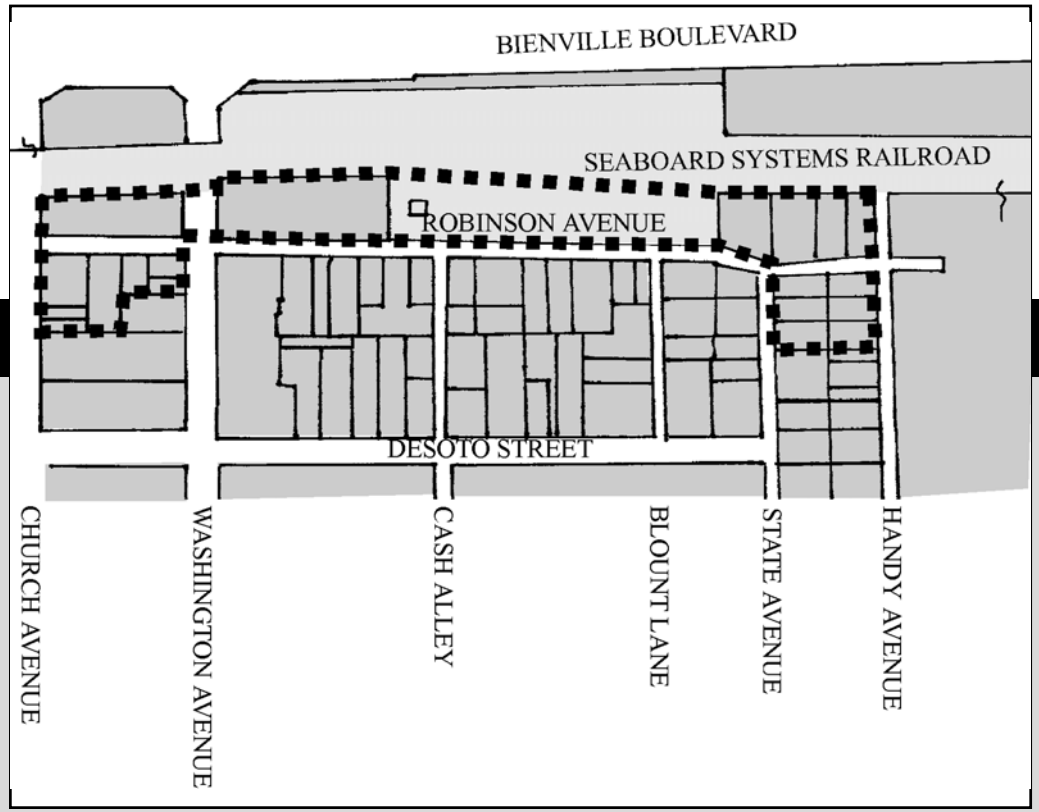
Lover's Lane Historic District.
National Register of Historic Places, 1987.
Ocean Springs Historic District, 1990.

Railroad Historic District

The Railroad Historic District is located along the railroad corridor which runs on an east-west path through Ocean Springs' historic areas. Illustrative of transportation and industrial influences, the buildings in the district reflect uses related to the railroad and the surrounding African-American community. These turn-of-century resources reveal the great influence of the railroad upon Ocean Springs' development.

The African-American neighborhood developed in proximity to the Louisville & Nashville railroad line. As a common business practice of the late-nineteenth century, the L & N Railroad Company contributed to neighborhood growth through the construction of worker housing. A prominent structure, the L & N RR Depot, soon adjoined the railroad as the company and the community prospered. Commercial enterprises opened in proximity to the railroad as well.

The district is significant for its railroad-related architecture, including residential, transportation, and commercial resources. Four dwellings, built c. 1890 by C.W. Madison for railroad worker rental housing, are similar to most of the residential housing. Stylistic details are present on a few of these vernacular frame dwellings. The district is highlighted by a few highly styled buildings, the Louisville & Nashville Railroad Depot, the classically influenced Old Farmers and Merchant State Bank, and the Carter-Callaway residence.



Railroad Historic District.
Ocean Springs Historic District, 1990.

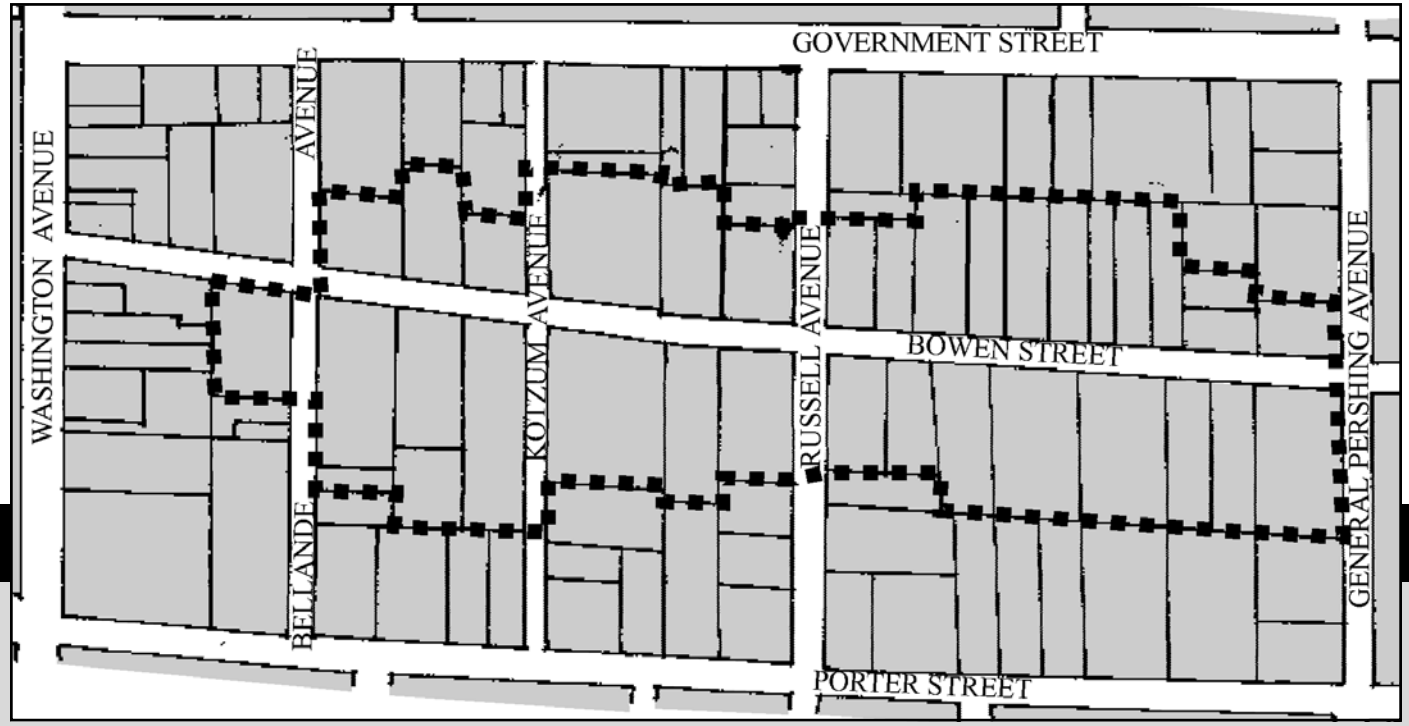
The district encompasses several individually significant properties:
Carter-Callaway House,
National Register, 1987,
Louisville & Nashville Railroad Depot,
National Register, 1987,
Old Farmers and Merchants State Bank,
National Register, 1987.

Bowen Avenue Historic District

The Bowen Avenue Historic District encompasses a linear area of three blocks of Bowen Avenue, which runs east-west between Ward and Washington avenues. The district is composed of the frontage properties along Bowen Avenue between General Pershing and Bellande avenues.* As a middle-class development, these street-oriented dwellings reveal the diversity of influences within a prestigious resort community.

Initially developed from 1890 to 1930, the neighborhood grew slightly northeast of the Old Ocean Springs area. Citizens of more moderate means built this residential area as evidenced by the uniformity and modesty of both scale and detailing.

The district is significant for its cohesive collection of residential architecture. Oriented to the street, the dwellings are either vernacular or have few stylistic details, with high style architecture being the exception rather than the rule. Even so, the district displays examples of Victorian Italianate, Creole Cottages, Bungalows, Victorian Shotguns, and Queen Anne Cottages. The residences of this street, which remains narrow and tree-shaded, are isolated from through traffic and newer areas of development.



Bowen Avenue Historic District. *Ocean Springs Historic District, 1990.*

**Note: The district boundary encompasses one additional property west of Bellande Avenue.*

The district encompasses two individually significant properties: ***1112 Bowen Avenue,*** *National Register, 1987,* ***1410 Bowen Avenue,*** *National Register, 1987.*

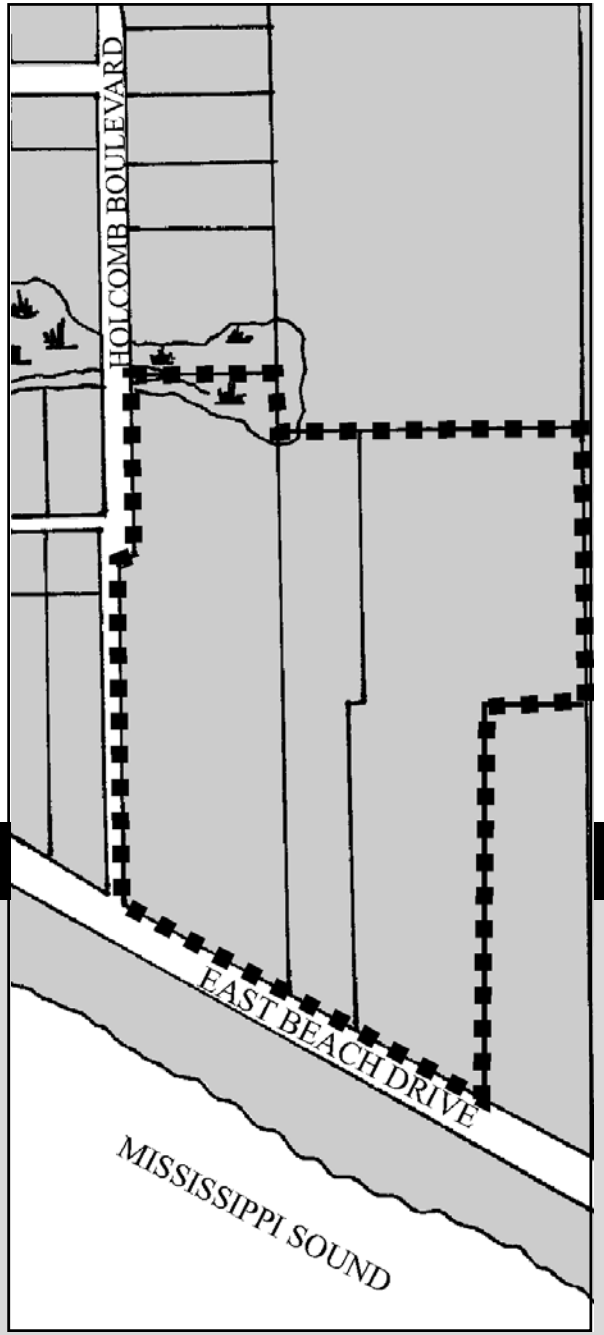
Historic District Profiles

Sullivan-Charnley Historic District

The Sullivan-Charnley Historic District is comprised of contiguous waterfront estates located between three bayous (Weeks, Halstead, Davis) on the northeast corner of the intersection of East Beach Drive and Holcomb Boulevard. Constructed at the end of the nineteenth century, these cottages and their respective dependencies represent the only buildings in Mississippi attributed by substantial evidence to Louis Sullivan (1856-1924) of the renowned Chicago architectural firm of Adler and Sullivan.

After visiting Ocean Springs in 1890, Sullivan and his close friends, Mr. and Mrs. James Charnley, acquired adjacent parcels for quiet retreats. In his autobiography, Sullivan noted that he planned the construction of both bungalows to be approximately 300 feet apart with stables far back and an extensive landscape design. Frank Lloyd Wright, employed in the office of Adler and Sullivan from 1887-1893, assumed credit for the design. Although the Charnleys retained ownership for only a few years, Sullivan's estate remained his winter residence for twenty years. The professional, financial, and personal reversals following the dissolution of the Adler and Sullivan partnership led to the sale of Sullivan's home in 1910.

The district is significant in the history of American architecture for its association with two of America's most noted architects, Louis Sullivan and Frank Lloyd Wright. The firm of Adler and Sullivan designed at least four of the buildings, shingle-clad structures of great simplicity and profound horizontality that are markedly similar to the ground-hugging, broad-eaved and hip-roofed designs of Frank Lloyd Wright. The structures top the crest of a low bluff and command an extensive view of the water over an open sweep of front lawn; whereas, the rear grounds are thickly planted.



Sullivan-Charnley Historic District.
National Register Historic District, 1987,
Ocean Springs Historic District, 1990.

Building Types

Residential buildings are commonly identified by type. Building typology is a simplified method of summarizing a building's most basic characteristics, such as height, floor plan, symmetry, and roof shape. Generally, type refers to only the main or original part of the building, excluding rear service wings, later additions, and attached outbuildings.

Using the name of a building type rather than a lengthy architectural description efficiently defines a building. Building type can indicate whether a building is rare or common. Type can also identify the historic period in which the dwelling was most likely built. Building type should not be confused with other methods of categorizing buildings, such as architectural style, construction methods, or use.

Ocean Springs' historic districts encompass a variety of historic building types, including shotguns, planter's cottages, gable ells, sidehalls, and bungalows. Examples of each building type are also diverse but may be grouped because they share basic characteristics. The historic districts also contain unusual buildings and buildings that have been modified so that the original building type is no longer discernible. The repetition of similar building types contributes to the visual character of historic districts.

Visual Characteristics

Shotgun

Bowen Avenue

The shotgun is one room wide and multiple rooms deep. Although the front-gabled roof is more common, hipped roofs also exist. Typically, entrances line up front to back. In Ocean Springs, a gallery often lines the front and side of the house and features Victorian details.

Planter's Cottage

Jackson Avenue

The planter's cottage features a symmetrical facade and a central entrance/hallway. In general, roofs are either side-gabled or hipped roofs (see also Greek Revival example). Two-story versions (see Neoclassical example) are also prevalent. This is one of Ocean Springs' most common building types.

Gable Ell Cottage

Washington Avenue

The gable ell, either T- or L-shaped, is characterized by a recessed wing intersecting a front-gabled wing. A porch is commonly inset against the main body of the house. Typically one-story with a cross-gabled roof, the gable ell form may also be two-story (gable ell house). Most gable ell cottages in Ocean Springs feature Victorian detailing, concentrated on porches and gable-ends.

Sidehall

Calhoun Avenue

The sidehall is either one-and-a-half or two-story with a squarish main body. Named for the location of the side hallway within the house (containing the staircase), this type usually features a front-gabled or pyramidal roof. The entrance, windows, and porch posts are organized around a center axis that runs from roof apex to ground level. Ocean Springs includes several sidehall examples.

Bungalow

Cleveland Avenue

The bungalow is a varied form, characterized by a horizontal emphasis and a lower-pitch roof with a wide overhang. There are four subtypes based upon roof shape: front-gable (see Craftsman style example), side-gable (shown here), hipped, and cross-gable. An integral porch is common. The bungalow is a common form in the Bowen and Sullivan-Charnley historic districts.

Vernacular

Washington Avenue

Vernacular refers to buildings <u>without</u> stylistic elements, generally designed and built without the aid of an architect or a trained designer. The design of such buildings may be based on ethnic, social, or cultural traditions rather than upon a particular architectural philosophy.

Stylistic Elements

Washington Avenue

Where local builders have adapted or applied some stylistic details of a specific architectural style, such buildings may be referred to as having "elements of style." Unlike high style examples, such buildings do not exhibit all of the common characteristics of a particular architectural style.

Architectural Styles

Buildings may also be identified by their architectural style, which is essentially the external ornamentation or decoration of a building. Style may be further defined by form, scale, use of facade elements, and construction materials and techniques. When all the defining aspects of a particular style are present, a building is labeled as a high style example. However, the majority of historic buildings are vernacular or have stylistic elements.

Using the name of the architectural style efficiently describes a building's main characteristics, including but not limited to its symmetry, roofline details, porch placement and ornamentation, window and door surrounds, and exterior materials. Architectural style can indicate a building's prevalence, date of construction, and cultural influences.

In Ocean Springs' historic districts, the majority of the historic properties evidence at least some stylistic elements. High style examples are infrequent, and vernacular dwellings are fairly common. Within the historic districts, local interpretations and adaptations are prevalent and include Greek Revival, Victorian, Neoclassical, and Craftsman influenced examples. Architectural style and the use of such elements contributes to the visual character of historic districts.

Iberville Drive

Greek Revival

The Greek Revival style emerged at the end of the eighteenth century from an interest in classical architecture. Examples of this style emphasize symmetry and a centralized entrance. Detailing includes classical columns, a heavy cornice, and an entrance with a transom and sidelights. The Indian Springs Historic District features several examples of Greek Revival influenced dwellings.

Washington Avenue

Victorian

The Victorian period included the development of the Queen Anne and Folk Victorian styles. With an emphasis upon exuberant and varied ornament, complex roofs, and asymmetrical main bodies, the Queen Anne style dominated at the turn-of-the-century. Folk Victorian consisted of the use of such details upon simple house forms. In Ocean Springs, Victorian influenced architecture is the most prevalent.

Porter Avenue

Neoclassical

Inspired by the 1893 World's Columbian Exposition, Neoclassical architecture was both an early twentieth century reinterpretation of classical styles and a reaction against Victorian architecture. Examples emphasized symmetry and included a higher degree of ornamentation than earlier classical styles. The O'Keefe House is a high style Neoclassical example.

Washington Avenue

Craftsman

The Craftsman style, influenced by the English Arts and Crafts movement and Asian architecture, placed an emphasis on craftsmanship and materials. Dominant during the early twentieth century, the style commonly exposed roof rafters, decorative braces, and tapered square columns on masonry piers. Ocean Springs' historic districts encompass numerous examples of the Craftsman style.

Design Guidelines

Design guidelines are model criteria that the OSHPC must consider whenever a work proposal is being reviewed for appropriateness. Guidelines are established to assist OSHPC members and applicants during design review. Such guidelines are not meant to dictate decisions of the OSHPC; rather they are intended to specify what elements must be considered in reaching decisions. Design guidelines help applicants to develop more appropriate proposals by knowing in advance what the criteria are. The guidelines also ensure that applicants are treated fairly and equally because the same standards are applied to all applications. When people are familiar with the guidelines, and thus, familiar with the important physical characteristics of the area, they are more likely to respect the essential elements of the district and propose sensitive changes.

The local ordinance requires the OSHPC to adopt design guidelines for historic zoning districts. The ordinance specifies the use of the ***Secretary of the Interior's Standards for Rehabilitation***, which present general standards for the rehabilitation of historic buildings. These standards are used throughout the nation in local historic preservation ordinances, because they set forth the principles of historic preservation in a succinct and clear manner. In addition to these general preservation standards, historic preservation commissions develop and produce design guidelines based specifically upon the visual character of local districts. The ***Ocean Springs Historic District Design Guidelines***, developed at the request of the OSHPC, offer additional information on Ocean Springs' unique historic properties and provide further design assistance.

Historic properties continue to contribute to the social and economic vitality of a community if properly preserved. Preservation includes a variety of approaches, ranging from restoration to renovation. These guidelines, based upon preservation approaches, are divided into three categories: treatment of old buildings, treatment of new buildings (infill), and treatment of their surroundings.

Rehabilitation permits contemporary use while preserving those character defining features of the building. Such significant features are an integral part of each building and contribute to the visual character of the surrounding area. The design issues to be addressed during rehabilitation include roofs, foundations, exterior materials, details, windows, entrances, porches, additions, and color.

Site and Setting is important to both the historic property and the district. A building is seldom seen standing alone, but rather as part of a streetscape. The character of each individual building contributes to the visual character for the street(s) and even an entire neighborhood. District boundaries are formulated upon this concept. Related design issues include landscape, fences and walls, pavement, recreation and mechanical systems, outbuildings, signs and illumination.

New Construction can be compatible with historic properties through attention to design and materials. In addition, existing non-historic buildings can increase their compatibility by following similar design considerations during renovation projects. Design issues - such as placement, size and shape, facade elements, materials and details, and color - are essential factors when planning either new buildings or changes to non-historic buildings.

Guidelines and Standards

Preservation or Renovation: What's the difference?

Preservation, generally, is planning for the protection and maintenance of historic properties. Specifically, "the act or process of applying measures to sustain the existing form, integrity, and materials of a building or structure, and the existing form and vegetative cover of a site. It may include stabilization work, where necessary, as well as the ongoing maintenance of the historic building materials."

Restoration, generally, is recapturing the pristine original design of a building. Specifically, "the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work."

Secretary of the Interior's Standards for Rehabilitation

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- A property shall be used for its historic purpose or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
- Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation, generally, is a sensitive approach to historic design and material during simple repairs and alterations. Specifically, " the act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property significant to its historical, architectural, and cultural values."

Renovation, generally, is the remodeling of a historic property to update the appearance. Specifically, "the act or process of modernization of a historic building that may produce inappropriate alterations or eliminate significant features and details."

NOTE: The Secretary of the Interior's Standards are also available in both annotated and illustrated versions. A copy is on reserve at the Community Development & Planning Department.

Area Specific Guidelines

In addition to general guidelines, area specific guidelines are included when applicable. Area specific guidelines are divided into two categories: **Streetfront Properties** and **Waterfront Properties**. These additional guidelines are included to allow for historic differences between these two types of properties. In general, most properties within the Bowen Avenue, Indian Springs, Marble Springs, Railroad, and Old Ocean Springs historic districts are street-oriented; whereas, the properties within the Lover's Lane and the Sullivan-Charnley historic districts are water-oriented and the Shearwater Historic District properties share characteristics of both categories. Because of the unique topography of each district, a few properties in each district may reflect a different category than the majority of the district's properties. Each property, regardless of district, should be evaluated and protected for its unique character. The area specific guidelines provide additional information to allow for a customized fit of the general guideline.

Classification System

Buildings within Ocean Springs' historic districts are also classified by contribution: **Pivotal, Contributing, Marginal, Non-Contributing, and Intrusive**. These terms refers to the contribution that each individual property makes to the visual character of the overall historic district. For information regarding the current classification of each property, please reference the local designation report as well as historic resource survey updates. Definitions for each type of property are included in the glossary.

Special Considerations

Special Properties

In Ocean Springs' residential historic districts, there are also several historic properties that are not residential in character. These are buildings constructed to serve the surrounding neighborhood or around which the neighborhood developed. As such, these properties must be valued and protected for their unique characteristics with extra consideration given to their impact upon the visual character of the overall historic district. As they expand and prosper from the surrounding neighborhood, these properties must be careful not to diminish nor destroy the residential character of the same historic areas they serve.

Washington Avenue

Civic/Institutional

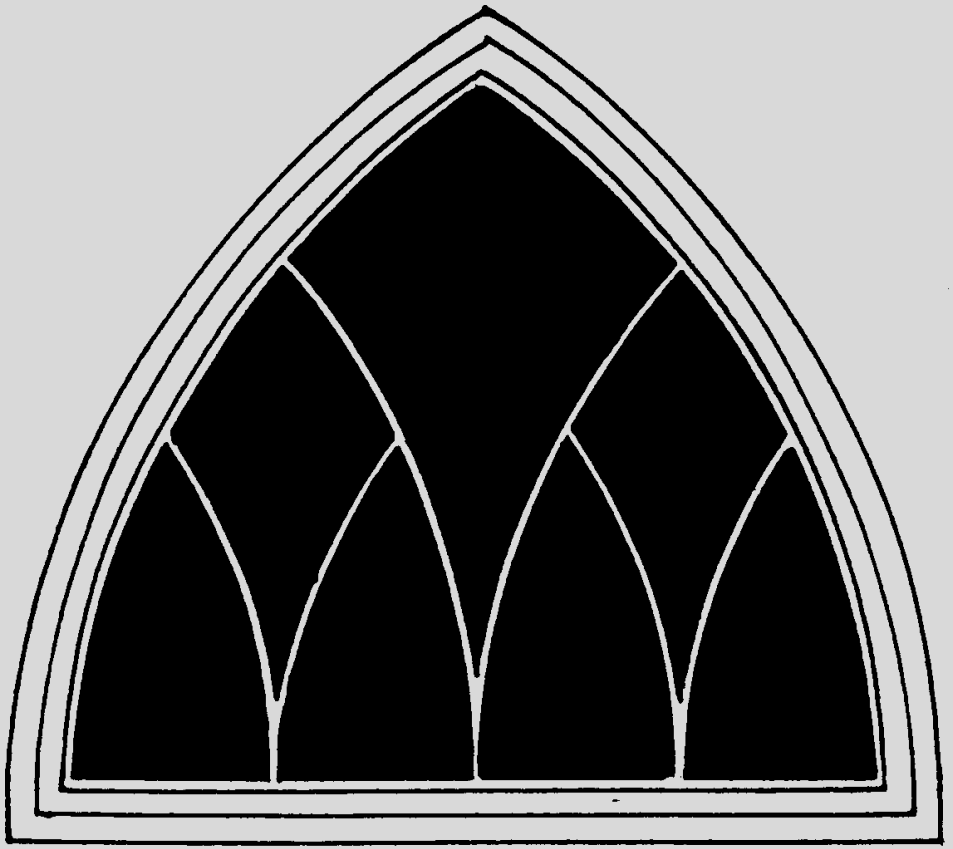
Rayburn Avenue

Church, government, and bank buildings are types of civic and institutional facilities found within historic districts. These types of properties are typically freestanding with surrounding open space. As gathering places for the public, these properties are important sites within historic areas. Original design focused upon both site and design in scale with the surrounding context. Even more so than residential properties, the majority of these buildings reflect and exhibit specific architectural styles.

Transportation/Industry

The L & N Railroad Depot is one example of a transportation and industry related historic property. Such buildings are usually free-standing and located in proximity to a transportation corridor. With the exception of rail passenger depots, these resources generally have a utilitarian appearance.

Robinson Avenue



Rehabilitation

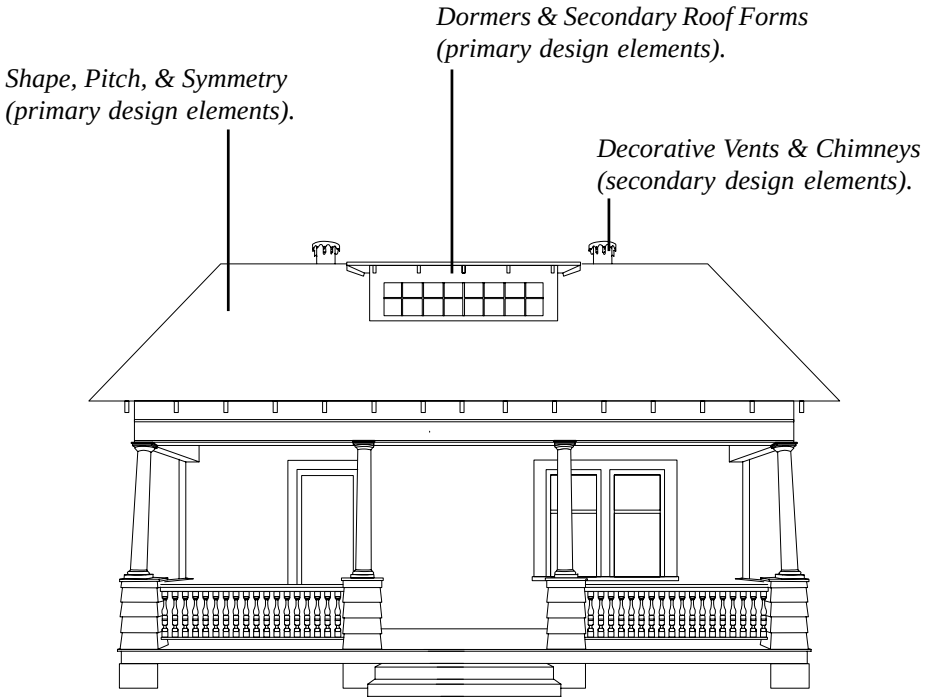
Roofs

Roofs represent a highly visible and significant character defining feature of any structure. At the same time, roofs experience periodic change due to the design life of the materials that comprise them and because roofs often bear the brunt of catastrophic circumstances, such as storms or fires. Roof features fall into two basic categories: design elements (either primary or secondary) and material elements.

A. Primary design elements such as pitch, symmetry (or asymmetry), shape, and complexity are essential to the form and style of a building. Historic primary design features should always be maintained when repairing or replacing historic roofs. The addition of a new element to a roof's design, such as a roof dormer, should never be placed on the facade of a building. Any new element should reference the existing primary design elements listed above.

B. Secondary design elements such as chimneys, decorative vents, and eave treatments should be retained and maintained. Historic character defining features should not be visually altered, covered over, or removed from a historic building. New chimneys added to houses should reference the placement, design, and materials of historic examples (for example, clapboard clad new chimneys are inappropriate).

C. Replacement of material elements, namely roof covering, should closely match the composition, color, and texture traditionally used for the house type. Returning to the original material, if known, is encouraged. Character distinguishing historic roof materials such as slate, tile, or pressed metal should be repaired rather than replaced when feasible.



Area Specific Guidelines

Streetfront Properties

The primary facade of these properties is the elevation facing the street, in other words the most visible side of the structure. Corner properties have two sides facing streets and therefore two primary facades.

Waterfront Properties

The primary facade is usually the elevation facing the water; in other words, that side is considered the "front" of the structure. Some of these properties may also have a second side facing toward a rear street and therefore two primary facades.

Washington Avenue

A.1 Historic front & side dormers and other elements should not be removed or altered.

A.2 New dormers of an appropriate scale and form and skylights are allowed on rear (preferable) and side (less preferable) elevations but not front elevations

A.3 Skylights should have a flat profile not a bubble design.

B.1 Primary chimneys should be repaired or rebuilt not removed.

B.3 New chimneys should be placed to the rear and use traditional design and materials.

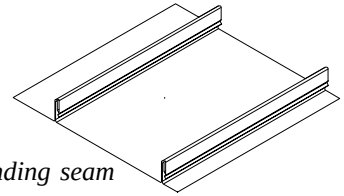
C.1 Metal roofing is appropriate for several house types in the following order of preference: standing seam type, V-crimp, modern rib system.

C.2 Metal roofing should use subdued colors with low sheen.

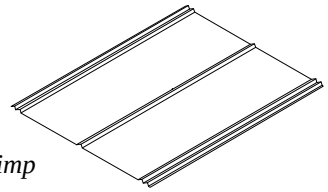
C.3 When replacement materials or similar substitutes are impractical or impossible to obtain, such as asbestos shingles, another traditional material may be used.

A.2 The addition of front roof dormers is not appropriate.

A.1 The removal of existing secondary elements (such as the octagonal tower shown below) would have a significantly negative effect on the historic character of the building.

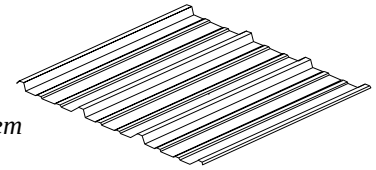


standing seam



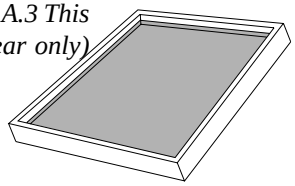
5 v-crimp

C.1 Appropriate metal roofing in order of preference top to bottom:

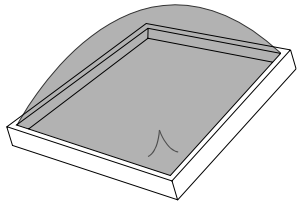


modern rib system

A.3 This (sides and rear only)



***Not** this*



Submission Materials Needed with Application

For change in roofing materials:
Manufacturer's spec sheet; color

For addition of new dormers:
Elevation drawing showing placement, dimensions, and elements - including materials, trim, windows, and vents

For addition of new chimneys:
Elevation drawing showing placement and dimensions; material sample of brick and mortar or manufacturer's spec sheet

For skylights, attic ventilators, etc.:
Roof plan showing placement; description; manufacturer's spec sheet (encouraged)

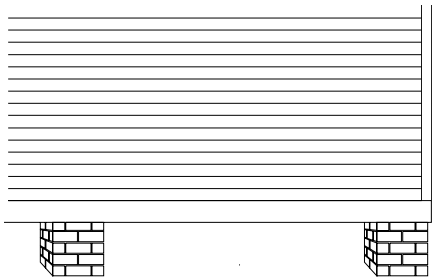
Foundations

Prior to World War II, houses in the South were usually built raised on piers to provide ventilation for heat and moisture. Although ventilated continuous foundations became more popular and common place toward the mid-century, pier foundations remained the dominant choice for most construction. The subsequent popularity of slab foundations in post-War houses and, more recently, FEMA requirements for flood prone areas have magnified the importance of foundations as a visual identifier of a house's place and time.

A. Historic foundation design and materials should be maintained and preserved. Should circumstance require a foundation to be rebuilt, the design and materials should replicate the original.

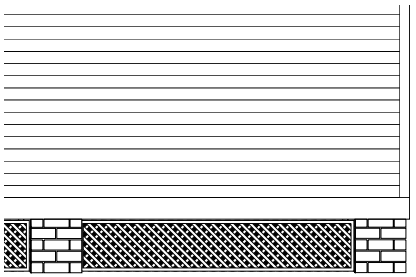
B. Open pier foundations, while an important design element, are impractical with respect to energy efficiency, plumbing insulation, and pest control. Nonetheless, the appearance of an open pier foundation should remain even if infilled. The infill materials should be recessed to differentiate between the pier and the infill. Further differentiation may be accomplished by painting the infill a darker color than the piers. Lattice, square or diamond, may be used either alone or in conjunction with solid infill.

C. Front porch foundations should never be infilled with solid material. Lattice may be used.

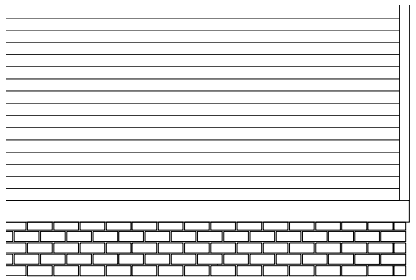


The majority of historic buildings were constructed with pier foundations, primarily of brick.

A lattice is a traditional method for infilling the area between the piers.



Continuous masonry foundations are also present.



Area Specific Guidelines

Streetfront Properties

Nearly all of these properties are constructed on pier foundations. Several houses are set on lots whose grade drops dramatically from front to back resulting in very tall piers toward the rear of the house. Foundation work on these properties can have a significant visual impact due to the larger amount of space involved, and special precautions should be taken to reduce the impact of the infill.

Waterfront Properties

The foundations of these properties do not vary greatly from those of street oriented properties. Flood control measures involving foundation work should follow the *Elevation Design Guidelines for Historic Homes in the Mississippi Gulf Coast Region* produced by the Mississippi Development Authority.

Jackson Avenue

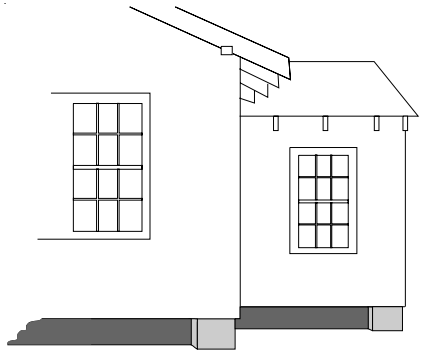
A.1 Open pier foundations on the main body of the house are best left open (encouraged).

A.2 Unpainted historic masonry foundations should remain unpainted.

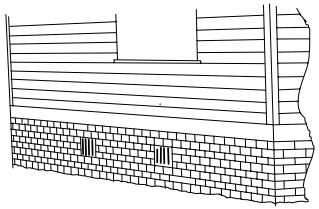
A.3 Historic masonry foundations should not be stuccoed.

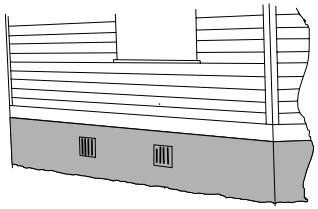
B.1 Underpinning for pier foundations should be recessed and stuccoed or painted dark.

C.1 Open pier foundations on porches should be left open.



B.1 To preserve the appearance of piers, it is important that infill areas be recessed and painted, covered with lattice, or camouflaged by vegetation.





A.3 Inappropriate addition of stucco over brick.

C.1 Although the main house foundation is continuous (revealed by cut-away view shown here), it is very important that porch foundations not be infilled.

Submission Materials Needed with Application

For solid infill of open pier foundation:
Plan drawing showing placement and dimensions; materials description

For pierced infill open pier foundation (lattice, louvers, etc.):
Panel design; photo or drawing of panel materials; materials description; attachment description

For elevation of structures in flood plain areas:
Elevations of all four sides of the raised building; materials description

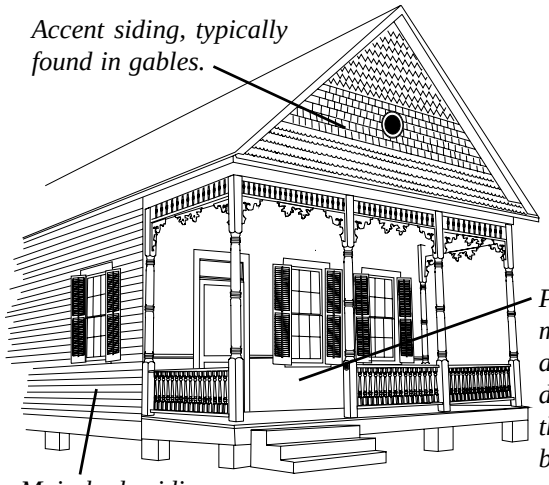
Materials

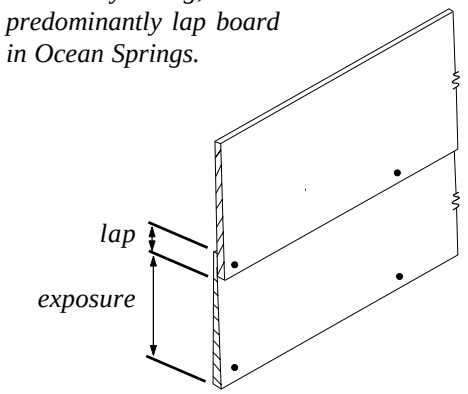
Exterior surfaces, whether applied or structural, convey information about history and style for both the building and district. Exterior treatments come in a broad variety of materials with different methods of applique depending on the building system. Tuned to the underlying structural system, these treatments often act, literally, as skin for the building. Ill-conceived changes in historic exteriors may result in structural damage extending well beyond the affect on the historic and aesthetic integrity of the district.

A. Exterior material is a primary design element. Often proposals for the complete removal of an exterior system are based upon the failure of a portion of the system. In such cases, repair of the affected area with in-kind materials is more appropriate and often more economical. Only professionals experienced in working with historic masonry should repoint mortar joints to avoid damage to bricks and inappropriate change to the appearance.

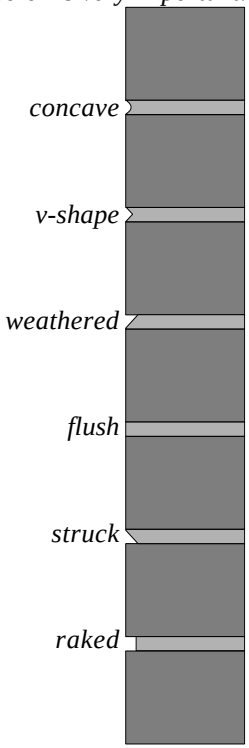
B. Covering the exterior with aluminum, vinyl, EIFS is inappropriate and can trap water vapor which condensates within the structure promoting rot, fungal, and insect problems. Similarly, unpainted masonry should remain unpainted and uncoated. Such treatments trap water within the brick causing it to spawl. Where wholesale failure of exterior materials on historic buildings is documented, replacement in-kind is encouraged. Substitute materials, such as fiber-cement lap board, with the same texture, design, paintablility, and, where permanent, color may be considered.

C. UNDER NO CIRCUMSTANCES should abrasive cleaning (sandblasting) or high-pressure water systems be used to remove dirt or paint from any historic structure. Such "cleaning" systems destroy the protective fireskin on bricks and remove the soft grain from wood and thereby dramatically reduce the life of the exterior material.





Brick is used on foundations, chimneys, and walls. Matching joint type, mortar type, and mortar color is very important.



Area Specific Guidelines

In terms of materials, the guidelines apply to street-oriented properties and water-oriented properties in the same manner.


Lover's Lane

A.2 Repoint historic masonry with a mortar mix, tooling, and mortar color matching the historic masonry.

B.1 Historic buildings should not be covered with modern siding materials such as aluminum, vinyl, and synthetic stucco (E.I.F.S.).

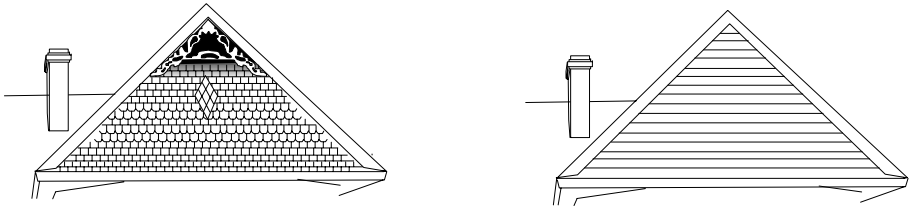
B.2 Replacement siding, whether wood or a substitute, should have the same exposure.

B.2 Unpainted historic masonry should remain unpainted and uncoated (no sealants).

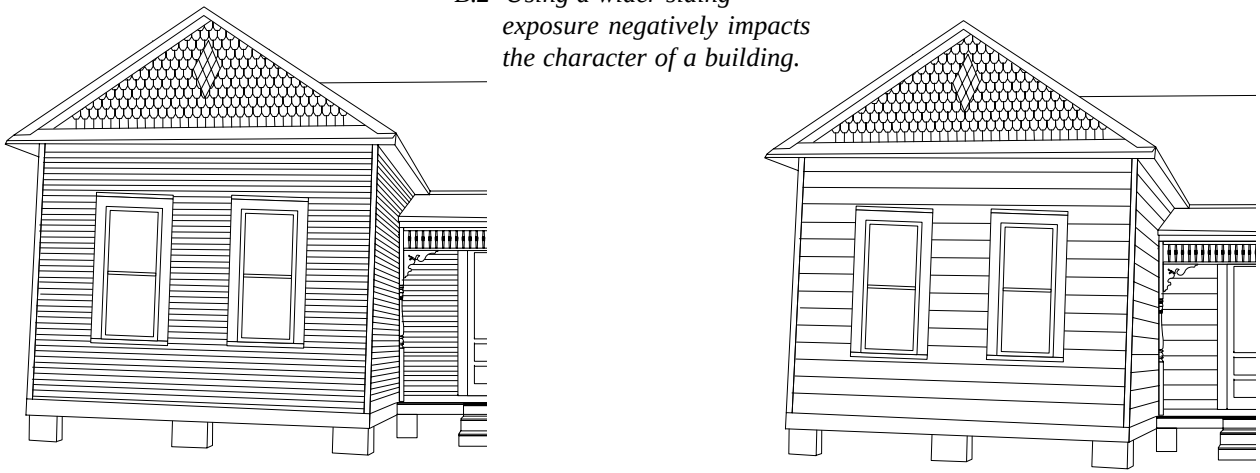
B.3 Historic masonry should not be stuccoed.

C.1 Historic materials should not be sandblasted or washed with a pressure greater than 800 psi.

B.1 Covering accent siding diminishes a building's historic significance.



B.2 Using a wider siding exposure negatively impacts the character of a building.



Submission Materials Needed with Application

For complete replacement of lap siding:

Measurement of exposure (width of board showing), Manufacturer's spec sheet for materials other than wood

For masonry replacement/repair:

Masonry sample, mortar color sample, description of joint profile

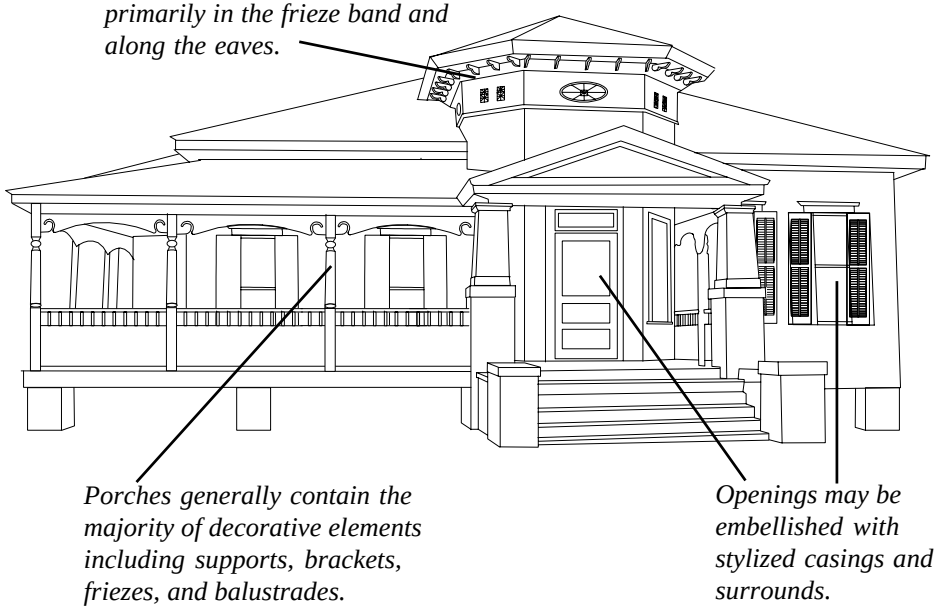
Details

Applied ornament and details represent some of the most important stylistic elements on buildings. At the same time, they are often the most fragile elements and are particularly susceptible to damage, removal, and being covered over or obscured by new exterior treatments. Historic details should receive careful attention during repair and rehabilitation.

A. Historic details should always be retained and should not be removed. If a detail is damaged or deteriorated, the replacement should match the design and materials of the original.

B. Details that convey a false sense of history should not be added to a structure. Details should never be added to a facade where they are not known to have existed. The addition of any details must be supported by photographic or material evidence. Reconstructed details should match the original in the material and design.

C. Additions and changes in exterior treatments should be evaluated carefully to ensure that historic details are not damaged or obscured.



Area Specific Guidelines

Streetfront Properties

The general guidelines apply to street-oriented properties with few variations.

Waterfront Properties

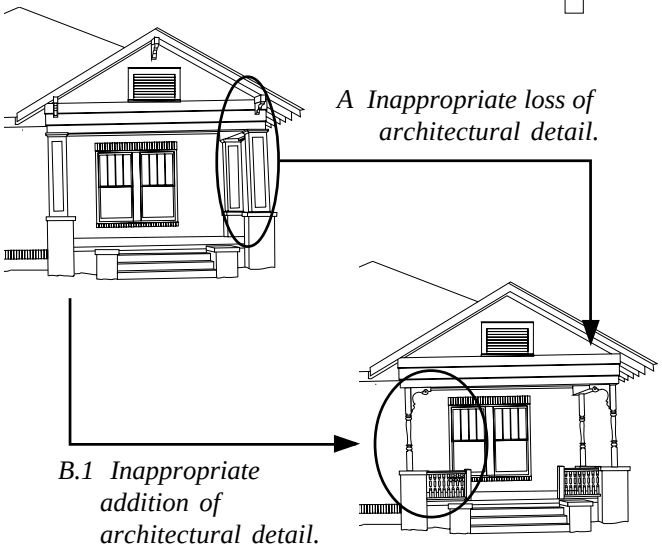
Many of these properties have an exposed rear elevation with rear access. Unlike street-oriented properties, guests often arrive by the rear and owners may seek to embellish the rear entry and its surround. In such instances, details (including the creation of a dual facade) should be similar to architectural style of the established primary facade.

State Street

A.1 Damaged details should be replaced using the same design and materials not with stock materials from a builders' supply.

B.1 Decorative elements which were not known to have existed should not be added.

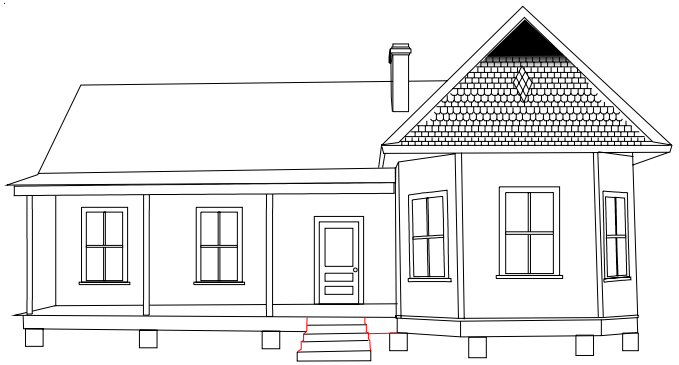
B.2 Structural and code required elements, such as porch rails, hand rails, and handicap ramps, should be appropriate to the style of the house and as simple as possible.



A Inappropriate loss of architectural detail.

B.1 Inappropriate addition of architectural detail.

A Stylistic details are the principal indicator of a building's architectural style. The loss of such details, even from a limited area on the structure (such as the porch shown here), significantly impacts the visual character of the individual property and the whole historic district.



Submission Materials Needed with Application

For restoring missing elements:

Documentation of the previous existence (photographs, physical evidence etc..); elevation drawing showing placement and dimensions; and material description.

For code required elements (e.g. porch railing):

Elevation drawing showing placement and dimensions; and material description

Windows

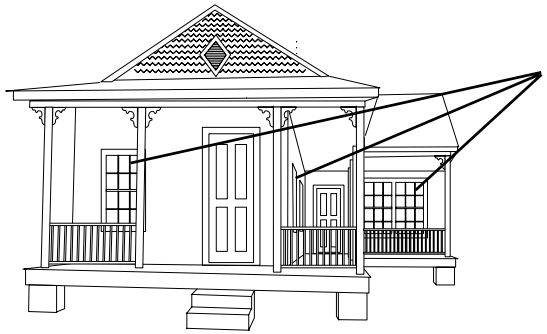
Windows and their components are an integral part of a building's historic character. Window placement, treatment, and design elements are often direct reflections of original architectural style. The simple removal or reconfiguration of historic windows will dramatically impact the integrity of historic structure.

A. Historic windows should be repaired rather than replaced. Historic windows are composed of many components — sills, sashes, rails, styles, and muntins. Often it is only necessary to repair one or two of these components rather than the entire window. Only under the most extenuating circumstances should windows be replaced. Windows should not be replaced for energy efficiency. Storm windows, which not only protect the historic window but are more cost effective, are an acceptable way to increase energy efficiency.

B. If replacement is necessary, replacement windows should match in the originals in design, placement, and configuration. Wood window are the preferred replacement, but substitute materials may be considered including, in order of preference: paintable cellular PVC, wood clad with metal, and wood clad with vinyl. Modern stock windows are almost always inappropriate replacements and are to be avoided.

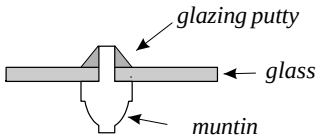
C. Historic window openings should never be added or removed from the facade of a building. New window openings may be considered on side and rear elevations provided they use traditional placement patterns.

D. Historic decorative features, such as crown molding, or functional features, such as awnings or shutters should be preserved and maintained. Such features should not be added to historic structure unless based upon documentation.

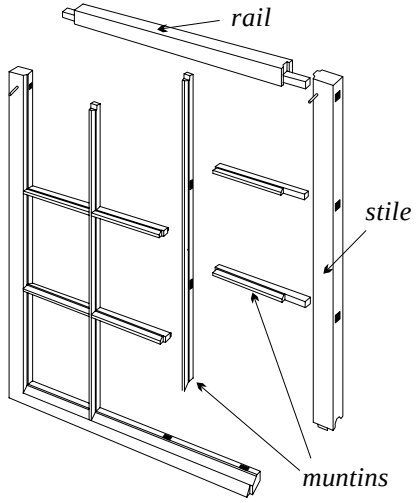


Window type and placement are important identifiers of a buildings age, form, and style.

Historic windows are constructed in a manner to allow for routine maintenance and for repair of components rather than wholesale replacement.



Section of historic muntin.



Area Specific Guidelines

Streetfront Properties

For street-oriented properties, the alteration of windows on the rear elevation may be considered provided that the visibility from the public right-of-way is minimal.

Waterfront Properties

The general guidelines apply to water-oriented properties with few variations.

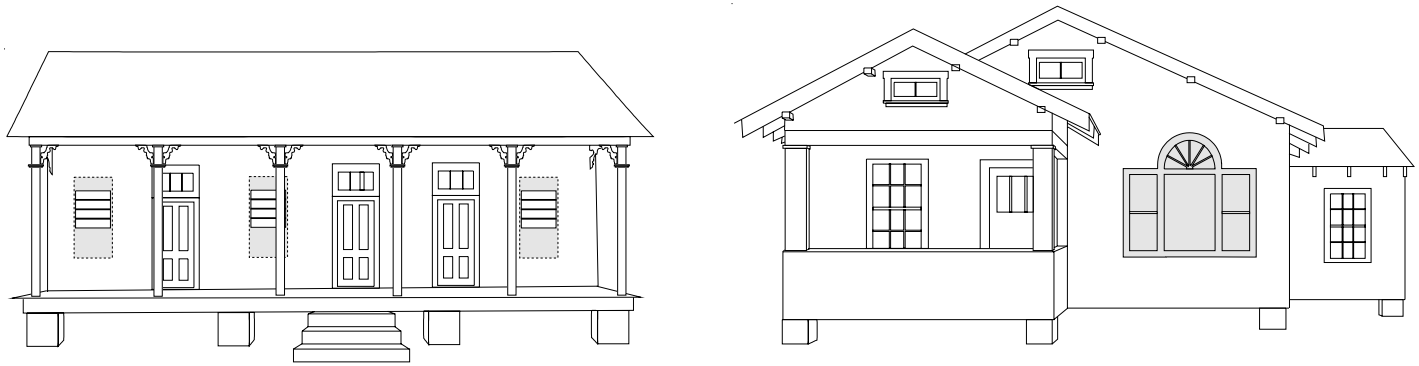
Bowen Avenue

B.1 Historic windows damaged beyond repair should be replaced with windows of matching design and preferably matching materials.

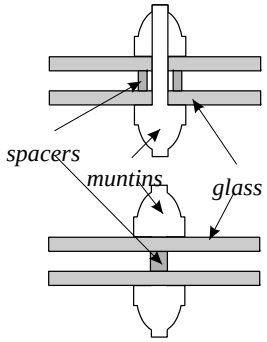
C.1 Windows for new openings or for replacing later, non-historic windows should relate to historic windows in the following ways: a) use matching or similar materials, b) be of matching or similar size, and c) use a matching or simpler design.

C.2 New window openings should not be added to the facade or the front portion of side elevations.

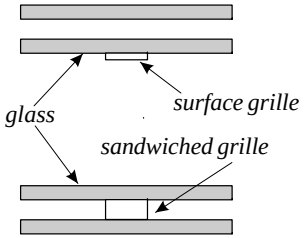
D.3 Shutters should match the era and style of the house and be operable.



B.1 The importance of original window size, shape, and placement can not be overemphasized. The use of stock modern windows (shown right) or the downsizing of original openings (shown left) has a tremendous negative impact upon the character of a historic property.



C. 1 Replacement windows, when necessary, should use true divided lights (TDLs), shown at top left, or simulated divided lights (SDLs), shown bottom left; ***NOT*** *single light windows with surface grilles, shown top right, or sandwiched grilles, shown at bottom right.*



Submission Materials Needed with Application

For replacement windows:

Dimensions, material info, muntin design, manufacturer's spec sheet (encouraged)

For new window openings:

Elevation drawing showing placement, dimensions - including exterior trim, material info, muntin design, manufacturer's spec sheet (encouraged)

For storm windows:

Dimensions, material info, permanent color info, manufacturer's spec sheet (encouraged)

For shutters:

Dimensions, material info, manufacturer's spec sheet (encouraged)

Entrances

Like windows, doors and their surrounding elements provide important clues to the style and history of a building and are considered significant historic elements. Entrances range from elaborate stylized systems with sidelights and transoms to simple panel doors with little or no trim. Entrances were often used by designers and builders to achieve stylistic or practical goals. Entrances may provide a focal point for stylistic elaboration, establish balance on the facade, provide light to windowless central halls, or promote cross ventilation.

A. Historic entrances and door surround elements should be maintained and preserved. The locations of historic primary entrance openings should not be moved or blocked in. New door openings may be considered on side and rear elevations provided they use traditional placement patterns.

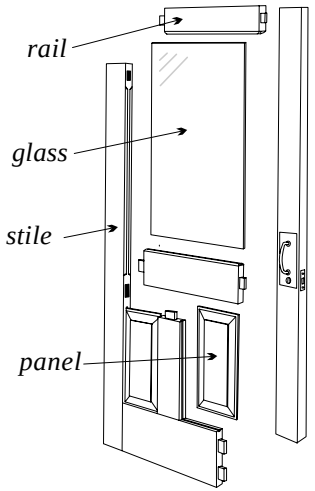
B. Doors are made of several components including, styles, rails, panels, and sometimes windows. Often, problems with historic doors require only the repair and replacement of individual components and not the replacement of the entire door.

C. If replacement is necessary, replacement doors and related elements should match the original in material, appearance, and configuration. Modern stock doors are almost always inappropriate replacements and are to be avoided.

D. Historic screen doors are significant features and should receive consideration similar to any other historic entrance features. New screen doors or storm doors should limit their impact on the character of the house.

Door type and placement are important identifiers of a buildings age, form, and style.

Historic doors are constructed in a manner to allow for repair of components rather than wholesale replacement.



Area Specific Guidelines

Streetfront Properties

On the rear elevation, the alteration of entrances (such as the installation of French doors) may be considered provided that the visibility from the public right-of-way is minimal.

Waterfront Properties

Many of these properties have an exposed rear elevation with rear access. Unlike street-oriented properties, guests often arrive by the rear and owners may seek to embellish the rear entry and its surround. In such instances, rear entrances should be similar to the primary facade entrance.


Lovers Lane

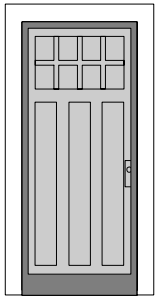
A.1 New door openings should not be added to the facade or the front portion of side elevations.

A.2 Doors for replacing later, non-historic doors (when no documentation of the historic door exists) or for new openings should: a) be of wood (paintable fiberglass, closed cell PVC, or metal may be considered); b) use a design appropriate to the house; and c) use as simple a design as possible.

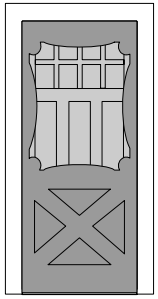
D.2 Screen doors (when no documentation of the historic door exists) should use as simple a design as possible.

D.3 Storm doors should obscure the door as little as possible.

D.3
THIS:



NOT this:



A. Alterations to entrances are detrimental to a historic building's character. Examples of such inappropriate changes include: enclosure of an entrance (left), replacement of a simple entrance with an elaborate "traditional" door and surround (center), and use of a modern stock door (right).

Submission Materials Needed with Application

For replacement doors:
Dimensions, material info, manufacturer's spec sheet (encouraged)

For new door openings:
Elevation drawing showing placement, dimensions - including exterior trim, material info, manufacturer's spec sheet (encouraged)

For screen doors and storm doors:
Dimensions, material info, permanent color info, manufacturer's spec sheet (encouraged)

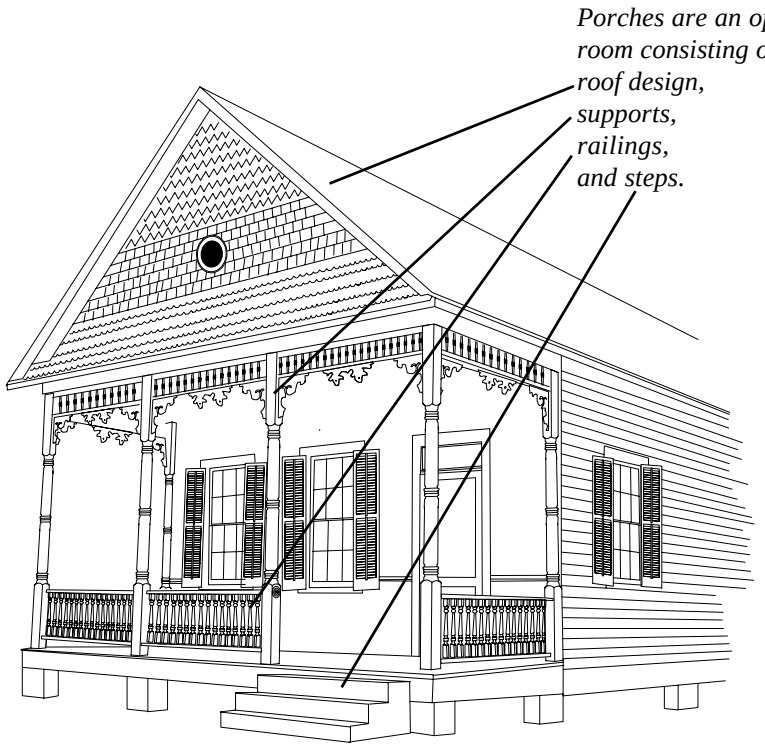
Porches

Porches are a combination of roof, roof supports, flooring, foundation and stylistic details. Prior to the advent of air-conditioning, porches were used as a place to find relief from heat. This was especially true in Ocean Springs where residents and visitors alike took advantage of the coastal breezes. Placement on the front of the house near the street made porches an important venue for social interaction. On vernacular buildings, stylistic expression is often limited to the porch area. Because of their significance, changes to porches should carefully consider the impact to historic material, details, massing and proportion.

A. Historic porches should be preserved and maintained. Historic front porches should never be removed, reduced in size, or enclosed.

B. Repairs and replacement materials should match as closely as possible the historic materials in composition and appearance. Special consideration should be given to roof shape and materials as well as the components of the support system (columns, balustrade, etc.). Ornamental details should be retained and repaired rather than replaced.

C. New porches are best placed on the rear. New side porches may be considered based on their visibility and the overall effect on the house's form. The design of new porches should be simple and generally in keeping with the scale, period, and style of the house.



Area Specific Guidelines

Streetfront Properties

On corner properties, the alteration of side and rear porches will be held to a higher standard due to visibility.

Waterfront Properties

Rear porch alterations should take in to consideration the visibility of the rear elevation. New rear porches should be in scale with the historic building, may replicate the front porch, or may reference nearby historic examples (when appropriate to the architectural style of the house).

Bowen Avenue

A.1 Front porches should not be enclosed (screened, glassed, siding, etc.) in any manner.

A.2 Rear and side porches may be screened or glassed provide the new material is installed behind decorative features.

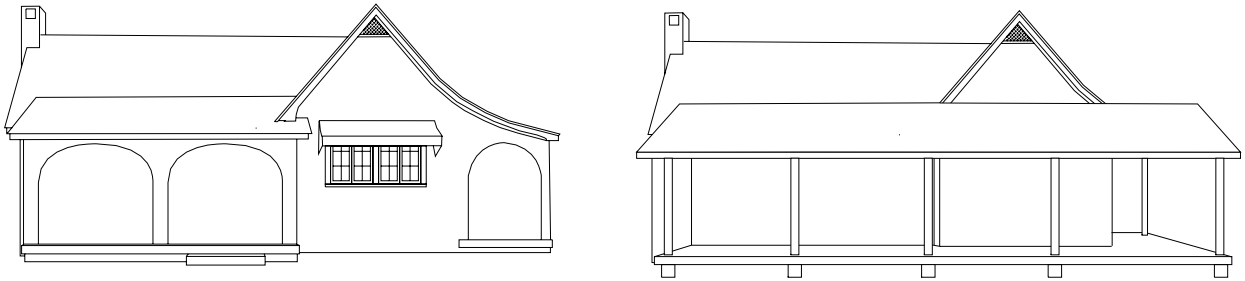
A.3 Removal of rear porches may be considered to achieve the most sensitive option for a proposed new addition depending on the overall significance of the porch.

A.4 Removal of porches which have gained historic significance in order to reconstruct an earlier porch should not occur.

B.1 Structural and code required elements should be appropriate to the style of the house and as simple as possible.

A.1 As a welcoming feature typical of historic construction, porches create an "open" appearance that is lost when enclosed.

C. Porches typical of an earlier era, such as a wrap around porch, should not be added to the front of historic, early twentieth century houses.



Submission Materials Needed with Application

For screening and glazing of porches (side and rear only):
Description of materials and placement; elevation drawing showing placement, dimensions, and elements encouraged

For solid enclosure of porches (rear only):
Elevation drawing showing dimensions, and elements - including doors, windows, and materials

For restoration of missing porches:
Elevation drawings showing placement and dimensions; and material descriptions

For addition of new porches (side and rear only):
Elevation drawings showing placement and dimensions; and material descriptions

Additions

When making additions to historic structures, it is imperative that the changes respect the integrity of both original building and the district.

A. Additions should always maintain the scale and proportions of the original building and not overwhelm the original building.

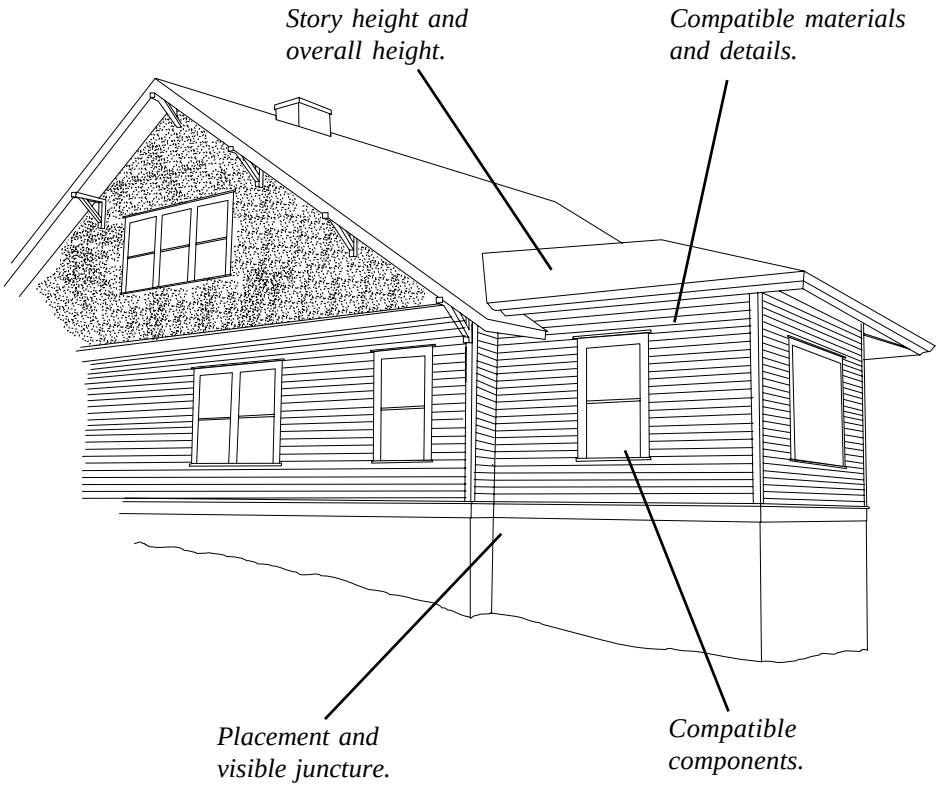
B. Additions should not obscure the form, orientation, or symmetry (or asymmetry) of the original building.

C. Additions should use materials and components compatible with the original building — similar siding, roofing, and windows.

D. Ornamentation of new additions should not exceed the degree of ornamentation on the original structure. If ornamentation from the main building is to be repeated on the additions, consider using an abstracted form of the original ornamentation.

E. Additions should be designed in a fashion that is reversible if the addition is ever removed. Loss of historic materials —walls, windows, and doors— should be kept to a minimum.

F . Additions should be constructed in a manner that does not create a false sense of history and should be easily discernible from the core historic structure. That is, an addition should not be built to appear as though it were an original component of the building.



Area Specific Guidelines

Streetfront Properties

On rear additions for non-corner properties, additions have a greater leeway in terms of form, materials, ornamentation, and window placement.

Waterfront Properties

As these types of properties may have dual facades or highly visible rear elevations, automatically placing the addition on the rear may not be the best choice. For instance, if the owner seeks to achieve additional bedroom or office space, a free-standing outbuilding would be a better alternative to a bulky addition.


Washington Avenue

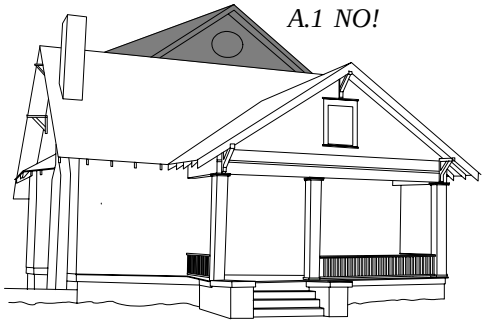
A.1 The roof a rear ell addition should not rise above the ridgeline of the existing structure.

A.2 One story houses should generally not have two story additions.

B.1 Additions should never be placed on the front of any historic building. Generally, it is best for new additions to be placed to the rear of the building away from the public view.

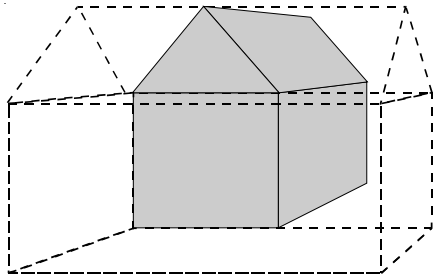
C.2 Fiber-cement siding may be considered for additions to structures with wood lap board siding.

F.2 Additions should have a feature or features to distinguish them from the historic structure such as an off-set or a change in roof form.

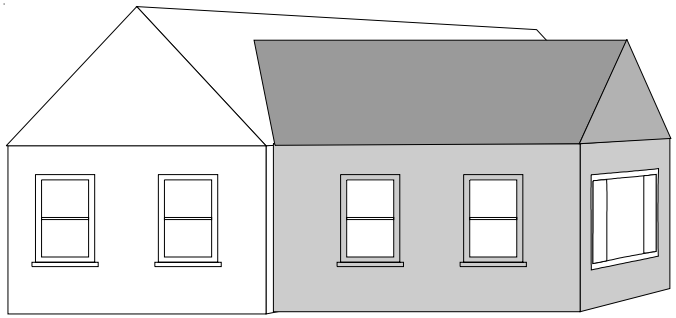


A.1 NO!

B.1 Rear placement of additions preserves the original form of the building.



C. On additions, windows should follow the pattern established on the historic building along the sides. Variations in window style and placement should be reserved for rear elevations only.



Submission Materials Needed with Application

For additions and new primary buildings:

Footprint plan showing the existing structure and proposed addition; a site plan showing the house and the addition; elevations of all sides of the addition

Color

A Certificate of Appropriateness (COA) is required for paint colors for all locally designated buildings whether a Mississippi Landmark, listed a "pivotal" or "contributing" structure in the National Register of Historic Places, or a "non-contributing" property. There are three basic approaches for historic buildings: scientific, historical, and boutique. These are explained below, however note that boutique is inappropriate.

- The scientific approach is based upon physical examination of the layers of paint on the building and replicating the original colors; this approach is always encouraged.
- The historical approach uses colors and placement appropriate to the date, type, and style of the building to be painted. Several books are available to assist in choosing colors in such a manner; this is a recommended approach.
- The boutique approach results in "painted ladies" whose multitude of garish colors is inappropriate for historic houses and their neighborhoods. Historic buildings of modest architecture look best with simple paint schemes.
- Unpainted masonry buildings should never be painted. The addition of paint to a masonry structure may cause interior moisture problems and will introduce long-term maintenance problems.
- Masonry buildings that are currently painted may be repainted; colors similar to the underlying masonry are desirable. If a historically painted building reveals a specific paint scheme, the reuse of the original paint scheme is most appropriate.

Paint schemes should follow either the historical or scientific approach.

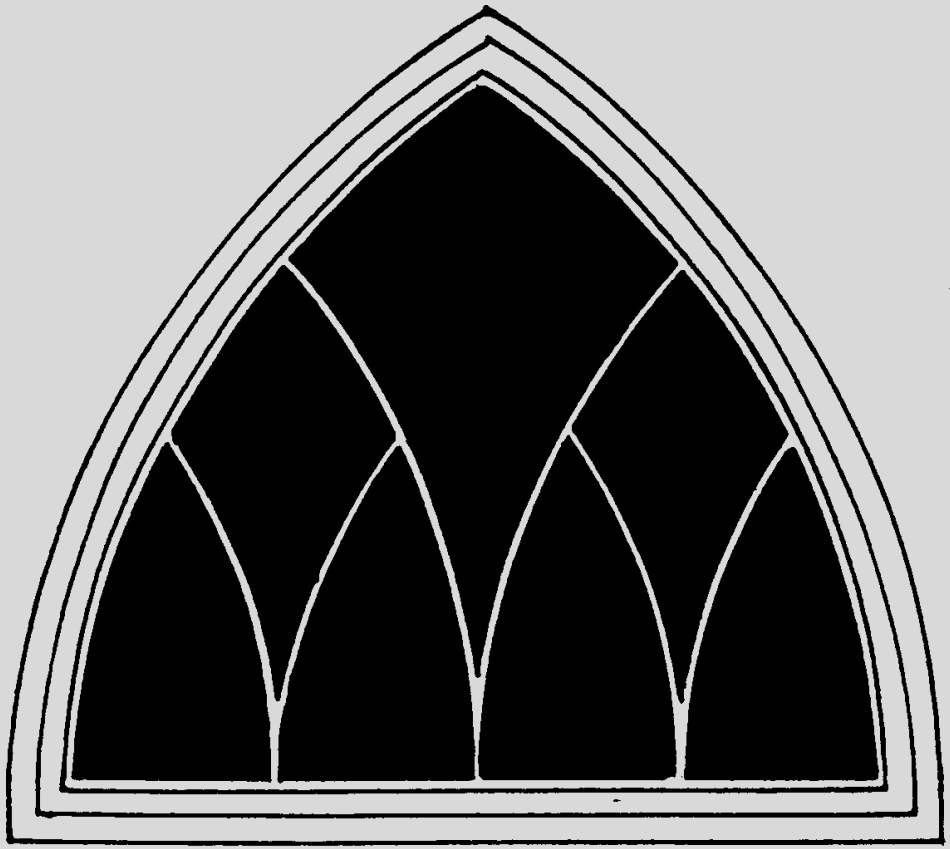
Area Specific Guidelines

In terms of color, the guidelines apply to street-oriented properties and water-oriented properties in the same manner.

Submission Materials Needed with Application

For a change in paint color:

Paint color samples



Site & Setting

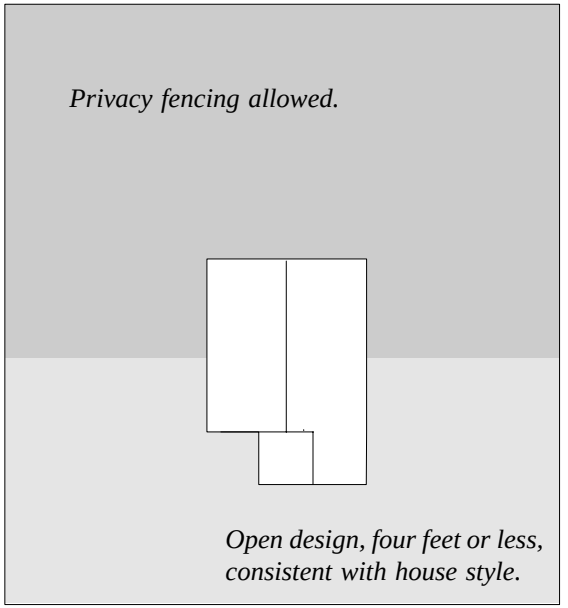
Walls & Fences

Walls and fences are significant site elements in historic districts. Traditionally, fences and walls served a number of purposes ranging from marking boundaries, keeping animals in or out, and stopping erosion. Picket fences are the most common type of fence in Ocean Springs' historic districts though there are some examples of wrought iron fences and masonry retaining walls. Most contemporary purposes for fences and walls remain consistent with those of the past, with one notable exception, privacy. Since the advent of the automobile, social life has moved from the openness and interaction of the front porch and front yard to the more secluded and private backyard. The use of tall, solid fences to increase privacy is a direct consequence. When properly placed such fences can achieve their aim without negatively impacting the district.

A. Existing historic walls and fences are significant historic features that should be repaired rather than replaced or removed.

B. Should a historic wall or fence need to be replaced, the replacement should match the original in material, height and basic design.

C. New walls or fences should closely follow established precedent within the district. Front yard fences should not exceed four feet in height and should have open rather than solid designs. The fence design should be consistent with the style of the house on the property. For example, a wrought iron fence does not match the style of a Craftsman bungalow. Chain-link, concrete blocks, split-rails, and railroad ties are inappropriate materials for front yards.



D. Backyard privacy fences are acceptable. These should not extend forward of the centerline of the house and are best kept behind the rear of the building. On corner properties and waterfront properties, the impact of such fences on the secondary street and adjoining properties along that street must be considered. Recessing the fence from the property line along the secondary street may provide an acceptable solution.

Area Specific Guidelines

Streetfront Properties

Because of the limited amount of front yard fencing for these properties, few new fences should be proposed in order to preserve the characteristic landscape of these properties.

Waterfront Properties

Wire fencing is found dividing properties and enclosing utilitarian uses. Since the rear yard of such properties usually adjoins the road, rear fencing is highly visible from the street. This fencing is best executed in wood, limited to 6' in height, and kept simple and in design. Vegetation should be used to reduce the impact of such barriers along the roadway. Despite a rear yard location, heavy masonry fences (Charleston-type or estate gates) are always inappropriate.

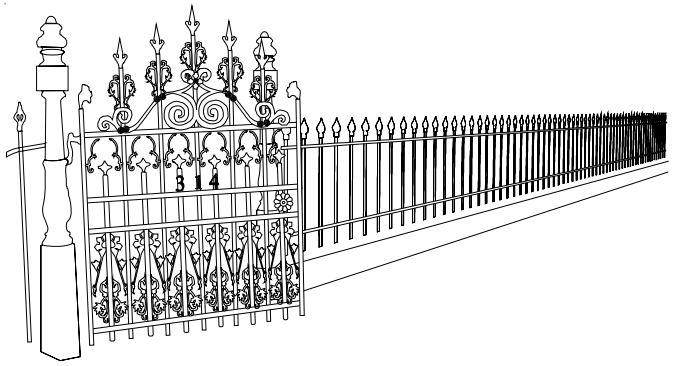
Washington Avenue

C.1 Picket fences should be of wood not vinyl.

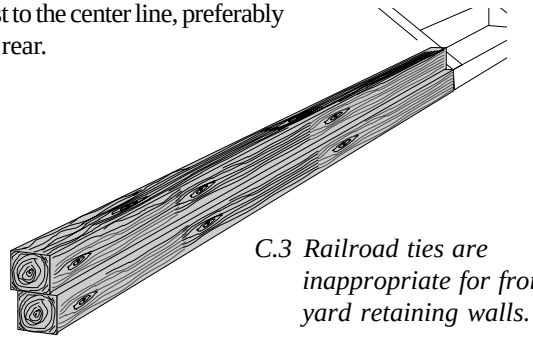
C.2 Dark colored chainlink fences may be placed in rear yards - any portion visible from the street should be screened with evergreen vegetation.

C. 3 Rear yard retaining walls with little or no visibility from the public right-of-way may use modern materials and design, front yard retaining walls should not.

D.1 Privacy fences should be set far back from the front all of the house, at least to the center line, preferably at the rear.



A. Historic fences, especially those with a high degree of design, should be carefully maintained and preserved.



C.3 Railroad ties are inappropriate for front yard retaining walls.

D.1 Privacy fences at the front of the house create an inappropriate walled effect.

Submission Materials Needed with Application

For fences and walls:

Site plan or property plat showing location of the proposed fence or wall including gate locations; description of the proposed fence or wall including height, materials, design (e.g. picket shape), and gate designs

Pavement

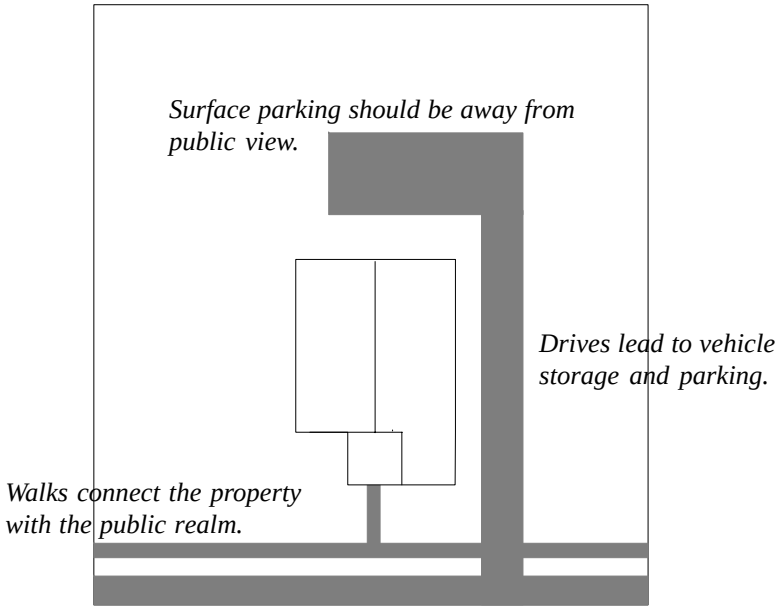
Sidewalks connect the individual properties within a neighborhood and serve the purpose of maintaining and promoting the pedestrian environment and scale typical of historic districts. Entry walks connect individual properties to the sidewalk and the rest of the district. Driveways connect properties to the street and often reflect the area's adaptation to the advent of the automobile. Parking areas are another such adaptation that can have a significant negative impact when improperly placed.

A. Historic sidewalks, walkways, and driveways should be preserved and maintained, repaired rather than replaced. Original materials should be retained whenever possible. Repairs should take care to match existing components in material, color, and texture.

B. Placement of new entry walks should closely follow established precedent within the district. Walkways within front yards (other than the entry walk) should be kept to a minimum.

C. In most areas, driveways should be limited to a straight connection from the street to the rear yard and limited to the narrowest width possible. Front yard drives, such as semicircular drives, are generally inappropriate.

D. Off-street parking should be located to the side or rear of properties. Inappropriate parking areas, parking pads and parking located between the primary building and the street, should be relocated prior to any new site improvements. In general, no parking should be located between the building facade line and the street.



E. The most appropriate paving materials are washed aggregate, crushed limestone, pea gravel, crushed shells, and brick. Modern porous pavers may be considered provided that the impact on the site is minimal. Asphalt is an inappropriate paving material.

Area Specific Guidelines

Streetfront Properties

The general guidelines apply to street-oriented properties with few variations.

Waterfront Properties

Water-oriented properties relate very differently to the street than street-oriented properties. Most have long, sometimes winding, drives primarily of gravel. Walks are for circulation within the property and not connectors between properties. As special characteristics of these properties, these features should be preserved and rarely altered.

Iberville Drive

A.1 Parallel track drives should be maintained.

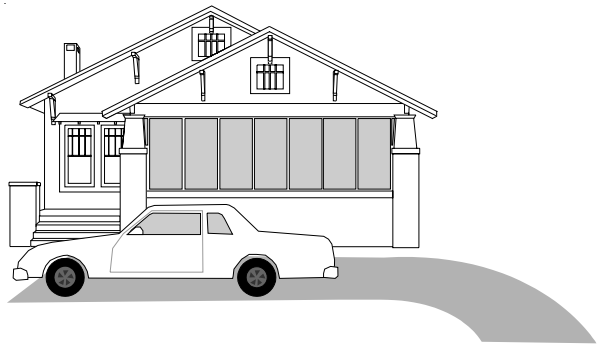
D.1 Parking should be located behind the front wall of the house.

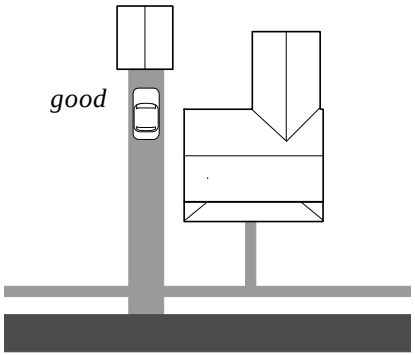
D.2 Parking visible from the street should be screened with evergreen vegetation at least four feet in height.

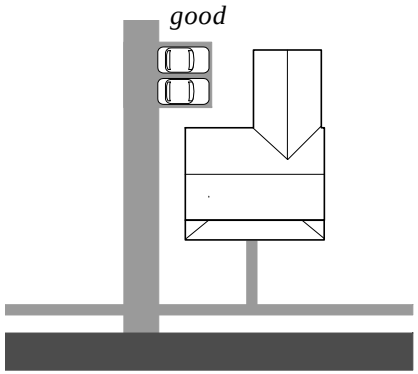
D.3 New parking pads located at the street are strongly discouraged.

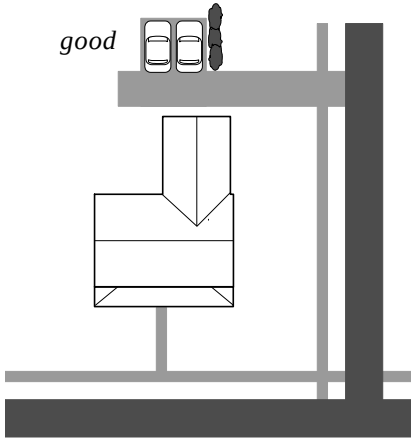
E.2 Asphalt is not an appropriate material.

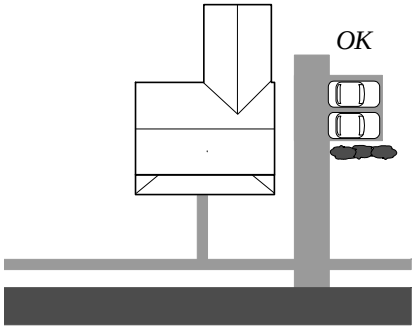
D.1 Parking in front of a historic residence is one of the most detrimental impacts upon a historic site, thereby destroying the building's relationship to the streetscape.











Submission Materials Needed with Application

For new walks and drives:

Site plan showing placement and dimensions; materials description; location and type of screening where required

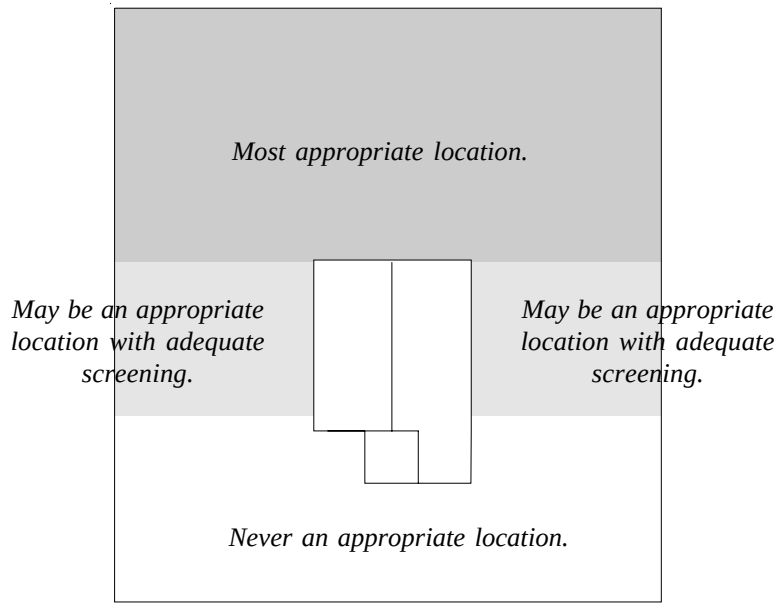
Recreation & Mechanical

Modern recreation and mechanical systems are more recent features that add to the comfort and enjoyment of daily life. Such features include air-conditioners, satellite dishes, utility conduit, pools, decks, patios, and play equipment. Sensitive placement of these items will reduce their impact on the historic character of the district.

A. Modern recreation and mechanical features should not be visible from the public view. They should never be placed on the facade of a building or in the front yard. Generally, it is best for such features to be placed at the rear of the property. Placement to the side may be acceptable provided that the feature is screened from public view.

B. Window unit air conditioners should not be placed in facade windows.

C. Small security lights are acceptable, although they should be limited to a brightness that does not overwhelm.



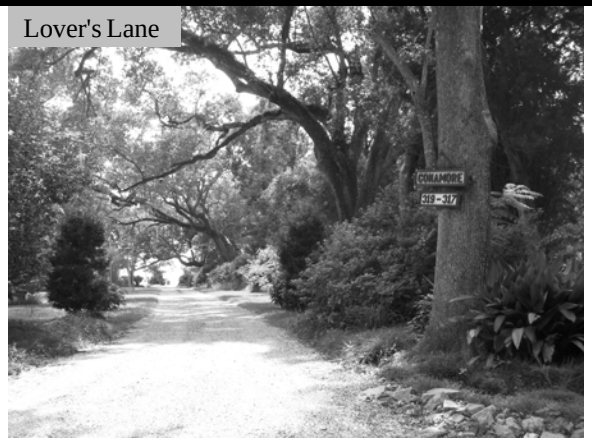
Area Specific Guidelines

Streetfront Properties

The general guidelines apply to street-oriented properties with few variations.

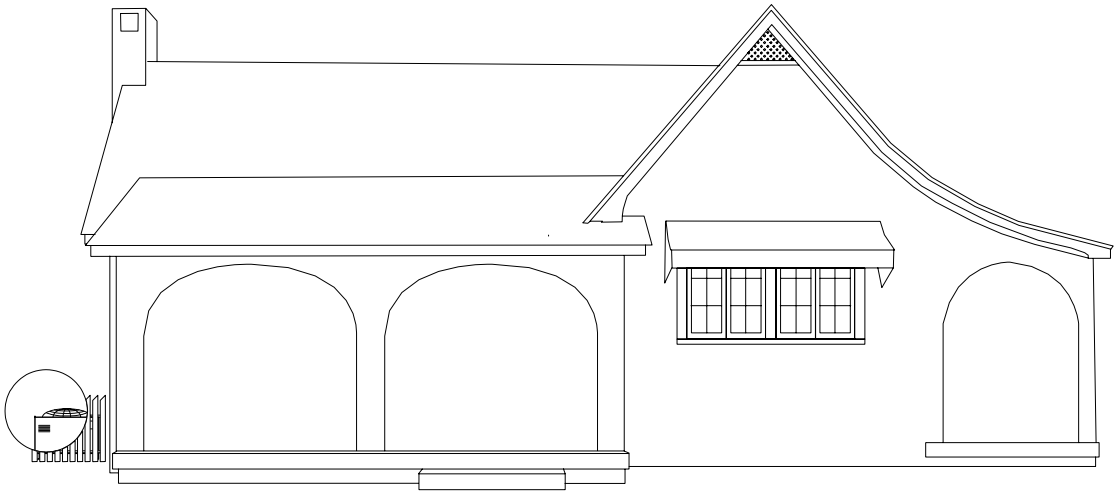
Waterfront Properties

For these properties, visibility remains the key issue. Rear yards and front yards are highly visible areas from either the street or the water. Therefore, side yards and screened rear corners present the best opportunities for recreation and mechanical systems. For example, where the drive approaches the right rear corner of a building, the left side yard or the left rear yard are the best areas for maintaining low visibility for modern conveniences.


Lover's Lane

A.1 Screen side yard mechanical systems and recreational structures with fencing or vegetation.

A.2 Place decks directly behind the house and screen any visible portion.



A.1 Screen air conditioning units when visible from the public right-of-way.

Submission Materials Needed with Application

For decks or mechanical and recreational equipment:

Site plan showing placement and dimensions; materials description; location and type of screening where required

For wheel chair ramps:

Elevation drawing showing placement and dimensions; plan showing placement and dimensions; and materials description

Outbuildings

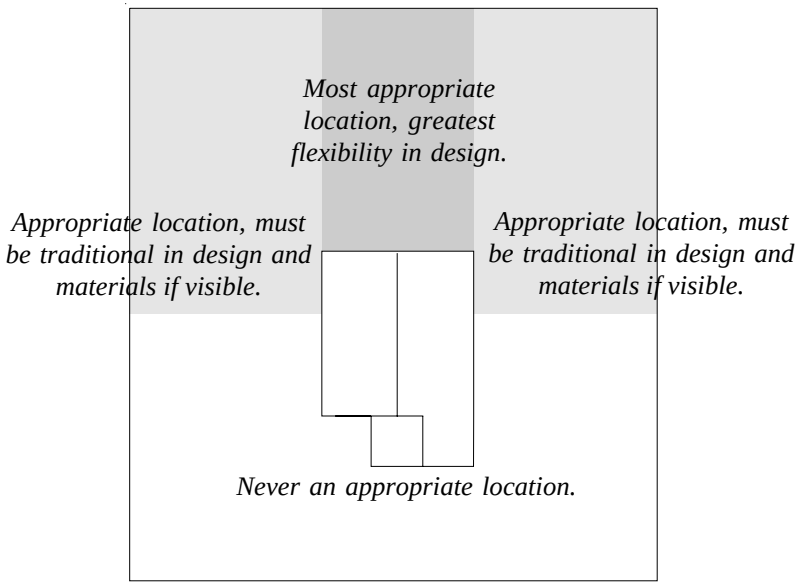
Outbuildings, also known as dependencies, are traditional components of historic properties. Historically, many household functions were relegated to dependency structures in the yard. Kitchens, garages and carriage houses, smokehouses, privies, storage sheds, and laundry sheds were common components of residential landscapes. Life-style changes and modern conveniences have rendered many of these structures obsolete, many of which have all but vanished from the modern landscape. The few that remain are important indicators of the history and should be preserved.

A. Historic outbuildings are very significant landscape components and should be preserved and maintained. Outbuildings should be treated in manner consistent with the rehabilitation guidelines for houses with regard to foundations, exterior treatments, details, windows, doors, and roofs. Replacement materials should match the original.

B. New outbuildings should be located to the rear of the main building in a manner consistent with the placement of historic structures.

C. The scale of new outbuildings should respect historic precedent for similar dependency structures and should not overwhelm the main building.

D. New outbuildings, when visible from the public view, should be of design and materials compatible to existing historic examples within the district. Stock outbuildings and carports are inappropriate. Outbuildings constructed with vinyl or metal are prohibited.



Area Specific Guidelines

Streetfront Properties

Because of smaller lots and the primary building's direct relationship with the street, most outbuildings should reflect the form and orientation of the primary building. Modern garages, multiple-bays wide, are inappropriate in scale and dominate the primary building; such outbuildings should always be limited to the low visibility area behind the primary building.

Waterfront Properties

Independent or clusters of outbuildings in the rear yard are common to these properties. Front yard outbuildings would have a substantial negative impact on the coastal view.

Lover's Lane

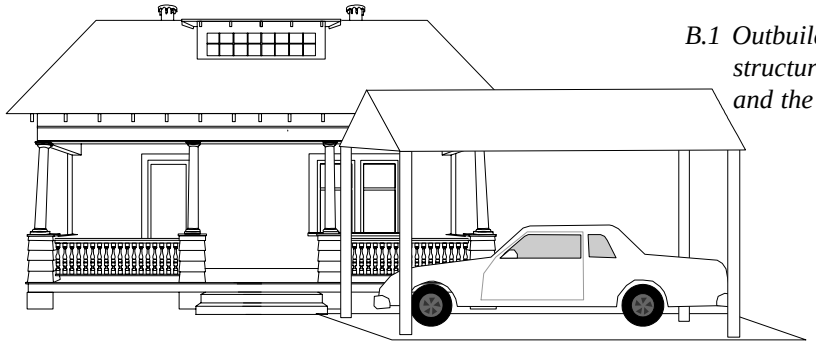
B.1 New outbuildings should not be placed in front of the main house.

B.2 New garages should not be attached to historic houses.

C.1 New outbuildings should not overwhelm the main building.

D.1 Garage doors should use the same materials and designs as those found on historic garages in the district.

D.2 Visible out buildings should use traditional design and materials.



B.1 Outbuildings placed in front of the primary structure negatively impact the property and the district as a whole.

B.2 New outbuildings must not be out of scale with the primary structure.

D.2 Prefab, nontraditional design buildings should not be placed with the public view.

Submission Materials Needed with Application

For new outbuildings:

Site plan showing placement and dimensions; elevation drawings of all four sides - including door and window information such as exterior trim, material info, muntin design; materials description including roofing, siding, and foundation; manufacturer's spec sheets (encouraged)

Signs *

Historic residential buildings are sometimes adapted for commercial purposes, and occupants of these buildings need to identify their business to potential customers through the use of signs. A sign is a non-historic feature but, by definition, must be a noticeable object. When properly placed and designed, signs for businesses may be inserted on historic properties and within historic districts with little or no negative impact. Non-residential buildings within the historic districts, such as churches or civic buildings, should follow the same general guidelines. Specific local ordinance provisions (Ord.No. 9-1989) are also incorporated and referenced below. See Ocean Springs Zoning Ordinance section 506.9 for complete details.

A. Signs should be limited in number to the minimum necessary for identification purposes. Businesses are permitted one sign for each street frontage per premises, one free-standing sign per premises, and no off-premises signs.

B. Signs should be of a scale that is compatible to the overall scale of the district and should not overwhelm or detract from the subject property or adjacent properties.

C. Signs should generally be placed to align with those of neighboring properties for continuity. Signs should not be attached to roofs, porches, or painted on walls. No sign shall extend above the top of the nearest facade.

D. Signs should be either simple geometric shapes with no embellishment or reference design features on the associated building.

E. Signs should be of materials compatible to the subject property and the surrounding district. Clear plexiglass and acrylic, when used as a substitute for glass may be considered; otherwise plastics are not permitted. Luminous and neon paints are inappropriate.

F. Lighting for signs should be kept to a minimum and may be cast from ground spots adjacent to the sign provided that the light source is shielded to protect adjacent properties. Signs with interior lights are not acceptable in historic districts.

G. When repairs exceed 50% of a non-conforming sign's current fair market value, said sign must come into compliance with the ordinance.

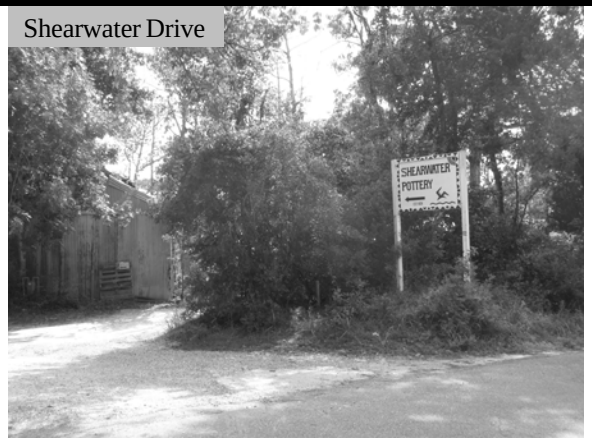
H. The OSHPC may recommend to the Zoning & Adjustment Board exceptions to the requirements where it can be shown that the proposed sign is consistent with the purpose and intent of the historic district and is historically authentic in visual character.

*** Note: No COA required with a majority vote of the OSHPC sign committee.**

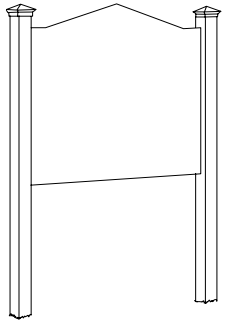
Area Specific Guidelines

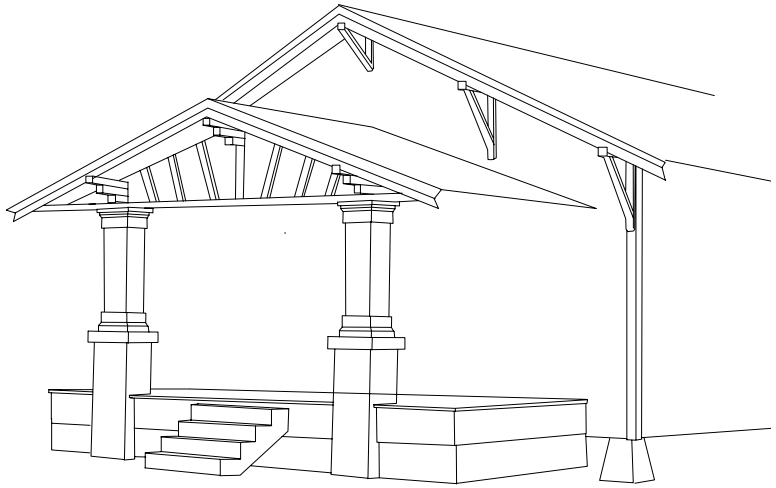
In terms of size and shape, the guidelines apply to street-oriented properties and water-oriented properties in the same manner.

Shearwater Drive



B. Signs should not cover architectural detail or be out of scale with the building.





A., B., & D.
Freestanding signs are the most appropriate option in historic areas where signs were never used historically.

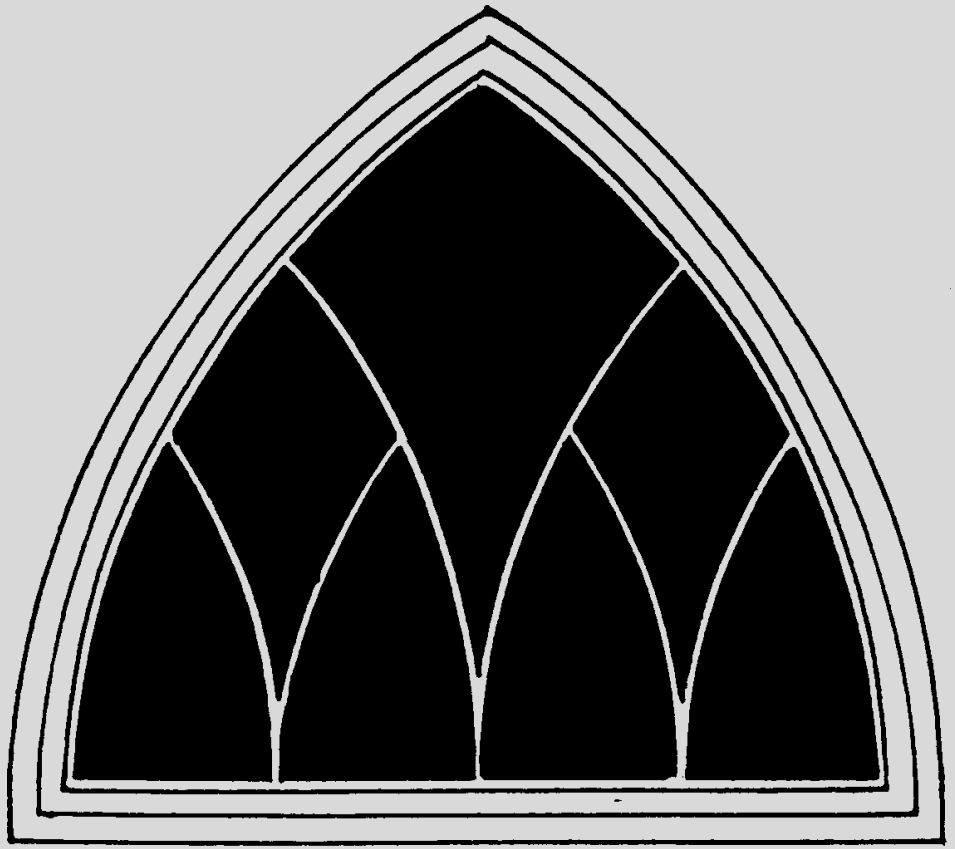
Submission Materials Needed with Application

For all signs:

Dimensions, material information, drawing of the sign

For free standing signs:

In addition to the above information include a site plan showing the location of the sign



New Construction

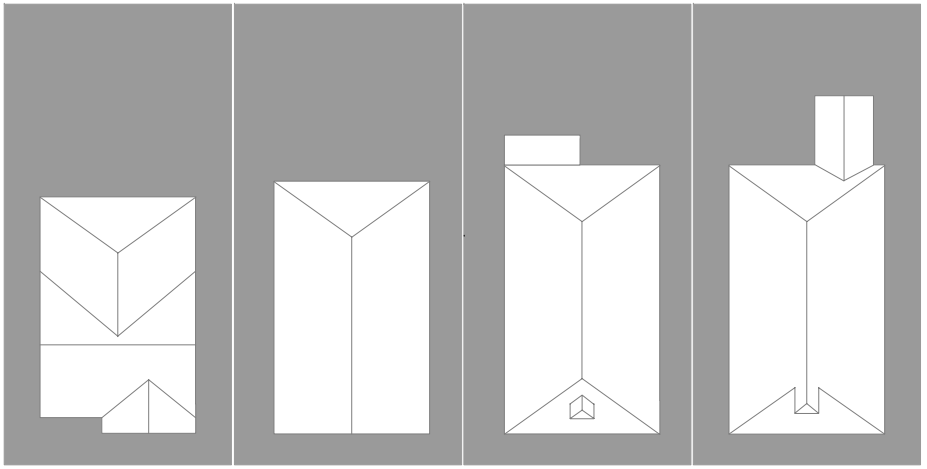
Placement

In historic neighborhoods, the placement of buildings follows an established rhythm composed of three components: **spacing, setback, and orientation**. Spacing is the distance between individual buildings; setback is the distance between the foremost part of the building and the street. The combination of spacing and setback is an important character defining element of a district's streetscape.

Orientation refers to the angle of a building's facade in reference to the street. Buildings in historic neighborhoods generally follow an established orientation creating strong continuity along the streetscape.

A. New construction in historic neighborhoods should conform to the existing rhythm by respecting the established pattern of spacing and setbacks. New construction should never break with the established pattern.

B. New construction in historic neighborhoods should repeat the established pattern of orientation used by existing buildings.



The combination of lot constraints, construction techniques, and social custom lead to regular placement patterns along the Ocean Springs' streets. Infill construction should look to contributing houses near where the new building will be located.

Area Specific Guidelines

Streetfront Properties

For these properties, placement is essential to the continuity of the streetscape. Variation in placement occurs because of the manner and age in which the lots subdivided; however, most districts have a standardized range set by historic buildings which should not be compromised by new construction nor additions.

Waterfront Properties

Designed to take best advantage of the view, these historic buildings developed along the waterfront with property lines extending back to a common road. Construction along access roads between the common road and the waterfront is inappropriate.

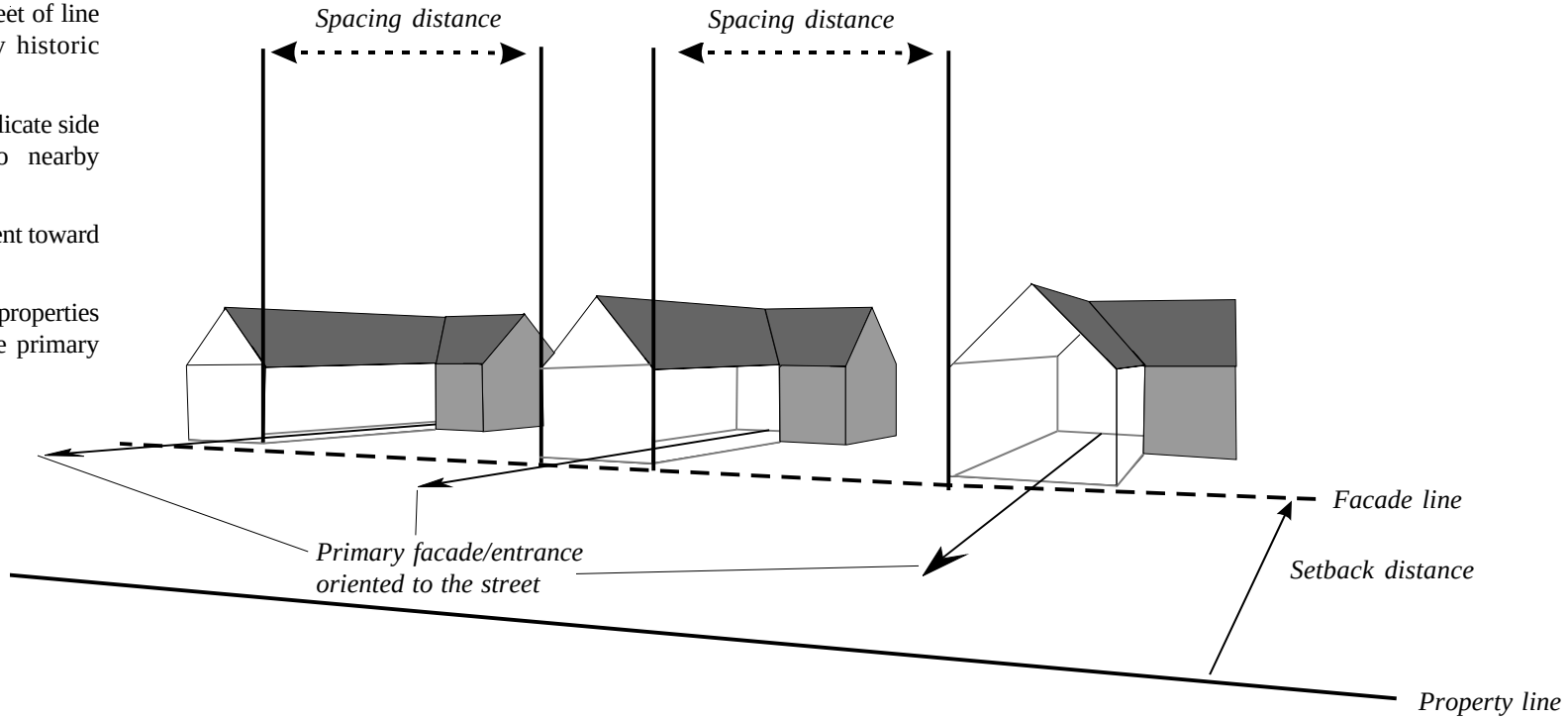
Bowen Avenue

A.1 New houses should be placed at a setback from the street at an equal distance or within 10 feet of line established by nearby historic homes.

A.2 New houses should replicate side yard spacing similar to nearby historic homes.

B.1 New houses should orient toward the street.

B.2 New houses for corner properties should face toward the primary street.



Submission Materials Needed with Application

For new primary buildings:

Footprint plan of the proposed structure (may include a floor plan); a site plan showing placement of the proposed structure

Size & Shape

Scale - a building's height, width, and depth - is an important component of the visual continuity in historic districts. Just as buildings' fronts establish a facade-line along the street, their height establishes a height-line. In combination with width and depth, this creates the perceived "size," to which most buildings in the districts conform.

A building's **form** or overall shape is a comprised of variety of parts or blocks. Vertically there are three divisions in the form: the foundation, the body, and the roof. New buildings should reference historic examples of foundation, body, and roof form as well as the manner in which these elements are composed. More modern expressions of form should be reserved for the rear of the structure where they are hidden from public view.

A. New construction in historic neighborhoods should respect the scale existing buildings in the district. New buildings should reference existing structures for height and width.

B. New buildings should replicate the foundation and story heights of adjacent and nearby historic properties.

C. New buildings should reference the roof shape, pitch, and height of adjacent and nearby historic buildings.

D. New buildings should draw upon the shape and composition of the main bodies of adjacent and nearby historic buildings for guidance.

The first step in determining the appropriate scale for a new house is to note the height, width, and depth of contributing structures near where the new building will be located. Foundation heights and story heights are also important components of scale.

The first step in choosing an appropriate form for a new house is to note the footprint of the foundation, the composition of the main body, and the shape of the roof of contributing structures near where the new building will be located.

Area Specific Guidelines

In terms of size and shape, the guidelines apply to street-oriented properties and water-oriented properties in the same manner.

Jackson Avenue

B.1 Slab foundations are not appropriate for new construction.

C.1 The most predominate roof forms are side gable, front gable, and gabled ell.

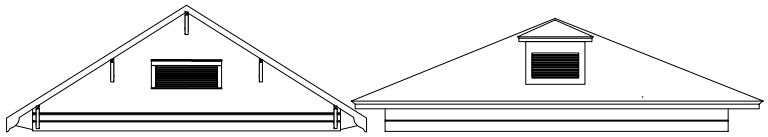
C.2 New buildings should use a similar roof pitch as historic buildings in the district.

D.1 Single horizontal rectangle, short or long side to the street, with a smaller, perpendicular rectangle to the side or to the front are typical.

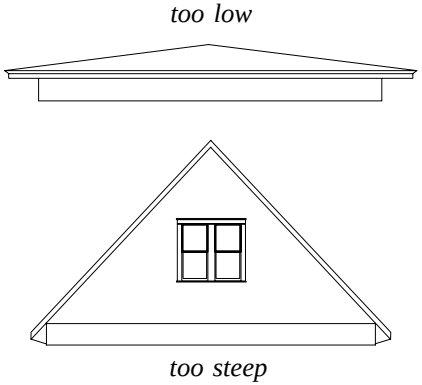
D.2 New buildings should draw upon shape and composition of the primary and secondary bodies of historic buildings in the district

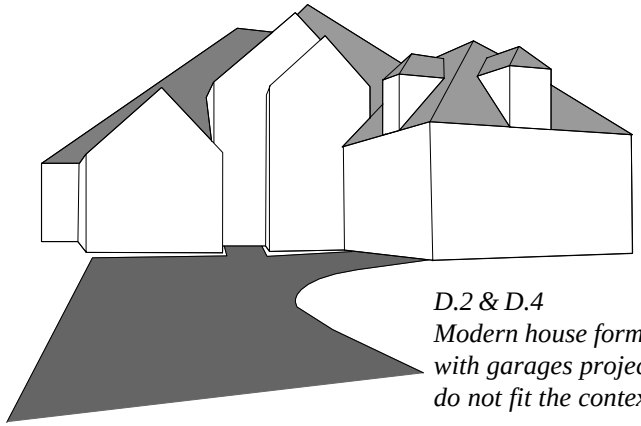
D.3 New buildings include front porches similar to historic examples.

D.4 Attached garages for new buildings should be located at the rear of the structure.

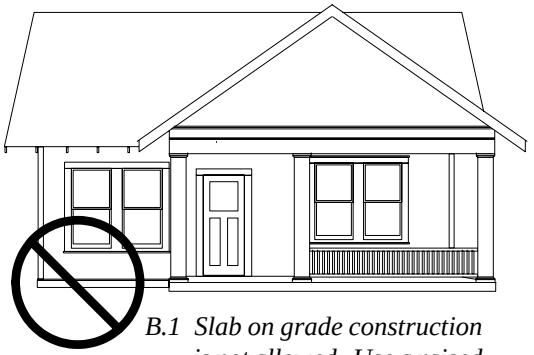


C.2 Roofs of nearby contributing buildings set the acceptable range for roof pitch.





D.2 & D.4
Modern house forms, such as those with garages projecting from the front, do not fit the context of Ocean Springs.



B.1 Slab on grade construction is not allowed. Use a raised foundation either on piers or continuous.

Submission Materials Needed with Application

For new primary buildings:

Elevations all four sides of the proposed building and materials

Openings

The historic districts' streetscapes are defined by the facades or "faces" along the street. Historic houses use elements such as windows, doors, and porches to create a pattern that is repeated by their neighbors down the block. This common use of facade elements creates a pleasing rhythm in historic neighborhoods. New buildings should continue to use these elements in a similar manner so that this rhythm is not broken.

A. New buildings should reference the pattern of solids and voids created by windows and doors on the facades of historic buildings within the district.

B. Windows and doors on new buildings should be similar in size as those present on historic buildings within the district.

C. New buildings should use window and door designs similar to historic examples for new houses and additions.

Windows and doors create architectural style as well as provide entry, light, and ventilation. Infill construction should look to the contributing houses near where the new building will be located for cues on window and door placement, dimensions, style, and design.

Area Specific Guidelines

In terms of facade elements, the guidelines apply to street-oriented properties and water-oriented properties in the same manner.

Porter Avenue

A.1 New houses should have wall-to-window ratios similar to historic houses especially on front and side elevations.

A.2 Front and side elevations should not have large areas of blank walls.

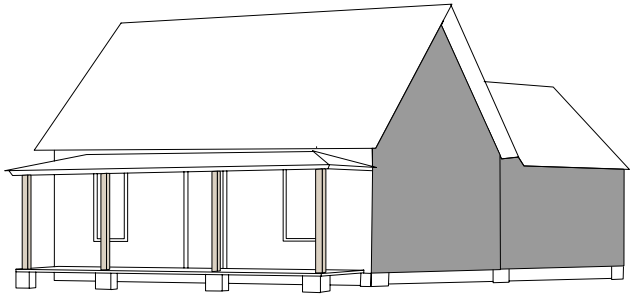
A.3 Window heads should generally align on elevations.

B.3 Front facing garage doors are not appropriate.

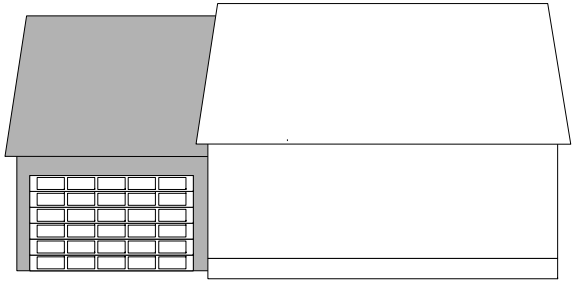
C.1 Multi-pane window sashes should be true divided light or simulated divided light windows not flat or sandwiched grilles.

C.2 Refer to the *Windows* and *Entrances* in the *Rehabilitation* section for guidance on materials.

A.1 Appropriate new buildings (shown left) do not necessarily have to replicate the exact dimensions nor the placement of historic openings. The important factor is a proportion of solid-to-void (wall-to-window) similar to historic examples. Failures to observe and respect this pattern (shown right) are inappropriate and detract in historic areas.



A.2 Avoid blank walls on front and side elevations of new construction.



B.3 Inappropriate front facing garage.

Submission Materials Needed with Application

For new primary buildings:

Elevations all four sides of the proposed building and materials

Materials & Details

Materials and ornamentation represent an important and complicated facet in the design continuity of historic district. While it is important that materials of a similar composition, texture and appearance be used with new construction, it is equally important that historic materials and ornamentation are not copied directly onto new buildings to create a false history. The object of new design in historic neighborhoods is to preserve the continuity of the streetscape, not to create new historic buildings. At the same time the introduction of historic styles not typical to Ocean Springs likewise would have a negative impact.

A. New construction in historic neighborhoods should reference existing buildings with regard to materials and ornamentation.

B. Modern materials with an appearance atypical of the surrounding district should not be used. Traditional building materials not found in the district should be avoided.

C. The degree of ornamentation on new construction should not exceed that which is typical of the district. For most houses in Ocean Springs' historic district, ornament is limited to the porch and gable areas. Creative use of ornament can allow a new building to speak of its own construction era without diverging greatly from the established pattern of the area.

Modern construction technology has greatly expanded the choices available for cladding the exterior of a house. Contributing structures near where the new building will be located should provide the range of choices for exterior siding and decorative details of new houses.

Area Specific Guidelines

Streetfront Properties

In general, properties along the street reserve ornamentation for the facade - porches, gable ends, and window/entrance surrounds. Some elements may appear on side elevations; few accent the rear. New buildings do not have to restrict detailing to the facade provided that the detailing is continuous.

Waterfront Properties

Properties oriented to the water may have dual facades, and thus more opportunities for stylistic detailing.

East Beach Drive

A.1 Fiber-cement lapboard with a 4”-6” exposure may be used for new construction.

A.2 Modern materials with the same texture and appearance as materials historically used in Ocean Springs may be considered acceptable.

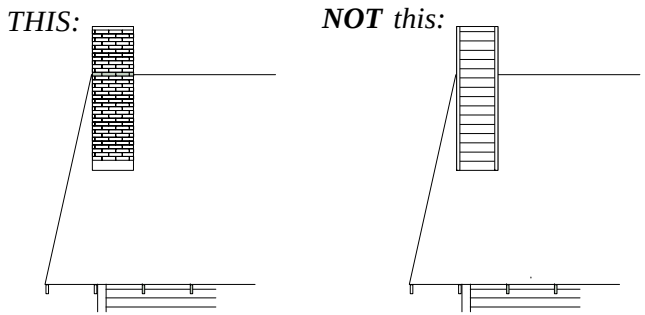
A.3 Foundations are best executed as brick piers, simulated brick piers (piers with stuccoed concrete block between), or continuous, solid brick. Continuous, stuccoed, concrete block may be considered.

A.4 Use brick on chimneys and foundations.

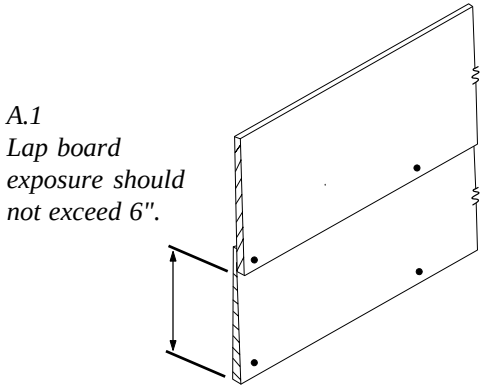
B.1 Exposed concrete, concrete block, and wood poles/piers are not appropriate foundation materials.

B.2 E.I.F.S., aluminum siding, and vinyl siding are not appropriate material.

C.1 Architectural styles not found in the district should be avoided.



A.3 Chimneys should be faced with masonry. Lap siding should not be used for chimneys.



A.1 Lap board exposure should not exceed 6".

A. Use of materials and details runs the continuum. New buildings should either reflect the type of materials and degree of detailing on historic examples or render simpler interpretations of such (shown left). However, ignoring the material precedent and exceeding the ornamentation level found on nearby historic examples is inappropriate (shown right).

Submission Materials Needed with Application

For new primary buildings:

Elevations all four sides of the proposed building with call-outs noting materials; measurement of exposure (width of board showing) for buildings using lap siding; masonry sample, mortar color sample, description of joint profile for buildings using masonry; manufacturer’s spec sheet for materials not previously reviewed by the OSHPC

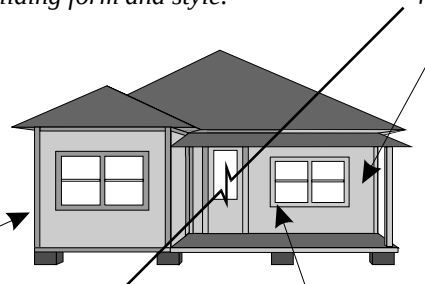
Color

The choice of color will affect how well a new building will fit into a historic district. If a building draws upon the form and stylistic elements of buildings of a certain historic period, a similar paint scheme would be appropriate as well. Additionally, the following should be kept in mind when choosing paint colors:

- Examine possible colors in daylight as artificial light effects their appearance. It is best to paint test panels on the house.
- Color on large areas is more prominent on large areas than on small areas. The same is true with unbroken surfaces versus broken surfaces.
- Light and medium colors are more appropriate than dark colors for the body of the building. Darker colors are more appropriate for trim and accent colors.
- Subdued colors (less intense colors) are more appropriate for historic areas.

New construction is encouraged to use paint colors compatible within the historic district by referencing correctly painted historic examples, which should be similar in terms of building form and style.

Subdued, light to medium colors are best for the body.



Trim colors may be light, medium, or dark...

...new construction may chose not to apply a trim color different from the body.

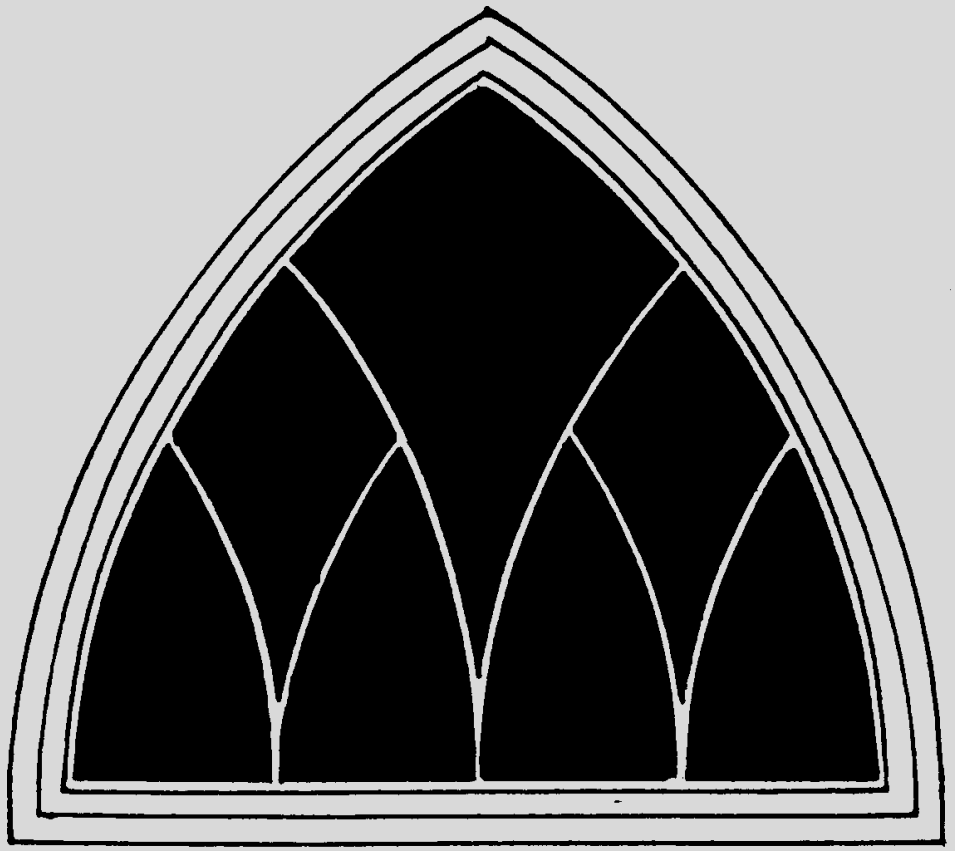
Area Specific Guidelines

In terms of color, the guidelines apply to street-oriented properties and water-oriented properties in the same manner.

Submission Materials Needed with Application

For new construction paint color:

Paint color samples, samples of any permanently colored materials such as roofing, bricks, mortar, etc



Glossary

Glossary of Terms

Adaptive use. *The process of converting a building to a use other than that for which it was designed, for example, changing a house into a bank; such conversions are accomplished through varying degrees of alteration to the building.*

Addition. *New construction added to an existing building or structure.*

Addition which increases habitable area. *An extension or increase in floor area or height of a building to make a room capable of being lived in.*

Alteration. *A change in building material; the addition or elimination of any architectural feature of a structure; a repair that reconstructs any part of an existing building; or an addition that extends or increases floor area or height of any building.*

Balustrade. *A railing designed with vertical members (balusters), which may be simple framing or elaborate turned, stick, or cutwork; commonly found on residential porches.*

Bay. *The horizontal divisions of a building, defined by windows, columns, pilasters, etc.*

Bay window. *A window projecting from the body of a building; bay window varieties include squared or box bays (where the sides are at right angles to the building) and slanted, octagonal, or canted bays (where the sides of are not at right angles to the building); if the projecting wall is curved forming either a segmental or semi-circular plan, the window is known as a bow window.*

Bracket. *A decorative support feature located under eaves or overhangs.*

Capital. *Topmost member of a column or pilaster.*

Certificate of Appropriateness (COA). *A written statement issued by the Ocean Springs Historic Preservation Commission declaring that the proposed work is approved as appropriate.*

Column. *A vertical, cylindrical or square supporting member, usually with a classical capital.*

Contributing buildings. *These buildings are essential to the district's sense of place and sustain the architectural and historic significance of the district.*


Jackson Avenue


Jackson Avenue

Corbeling. *A series of stepped or overlapped pieces of brick or stone forming a projection from the surface; for example, chimneys often feature decorative corbeling at the top.*

Cornice. *The uppermost, projecting part of an entablature, or feature resembling it.*

Course. *A horizontal layer or row of stones or bricks in a wall.*

Demolition. *The tearing down of a building or the removal of any parts thereof.*

Demolition by neglect. *The destruction of a building through the failure by the property owner to provide the minimum standard of maintenance.*

Design guidelines. *Secretary of the Interior's Standards for Rehabilitation or design criteria which will be used to determine the appropriateness of a proposal for work in a historic district.*

Design review. *The process of ascertaining whether modifications to historic and non-historic structures or properties (designated as local historic properties, landmarks, sites or districts) meet design criteria and standards of appropriateness as established by the Ocean Springs Historic Preservation Commission.*

Dentil. *One of a series of small, square, tooth or block-like projections forming a molding.*

Dormer. *In general, a window projecting from a roof; also known a roof dormer; as opposed to a wall dormer, where a portion of the exterior wall rises through the roof plane and may also feature a window.*

Double hung window. *A window having two sashes, one sliding vertically over the other.*

Eaves. *The underside of the roof's edge, specifically the projecting portion.*

Elevation. *Any of the external faces of a building; see also facade.*

Entablature. *The horizontal group of members supported by the columns, divided into three major parts, it consists of architrave, frieze, and cornice.*

Fabric. *The physical material of a building, structure, or city, connoting an interweaving of component parts.*

Facade. *The front elevation or "face" of a building.*

Fanlight. *An semicircular or semi-elliptical window with radiating muntins suggesting a fan.*

Fascia. *A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.*

Fenestration. *The arrangement of openings, including windows and doors, in a building.*

Flashing. *Thin metal sheets used to make the intersections of roof planes and roof/wall junctures watertight.*

Footprint. *The outline of a building's ground plan from a top view.*

Foundation. *The lowest exposed portion of the building wall, which supports the structure above.*

Iberville Drive

Frame construction. *A method of construction in which the major parts consist of wood.*

French door. *A door made of many glass panes, usually used in pairs and attached by hinges to the sides of the opening.*

Frieze. *The middle horizontal member of a classical entablature, above the architrave and below the cornice.*

Gable roof. *A pitched roof with one downward slope on either side of a central, horizontal ridge.*

Historic preservation district. *A geographically definable area designated by a type of historic overlay zoning in which the following are regulated: exterior alterations to existing buildings; the exterior design of new construction; demolition; relocation; alterations to property (such as fences, sidewalks, streetlamps, etc.)*

Hood molding. *A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.*

Infill. *New construction where there had been an opening before. Applies to a new structure such as a new building between two older structures or new material such as block infill in an original window opening.*

Intrusive buildings. *Those buildings, which by their scale, materials, condition, or setting severely disrupt the cohesion of the historic environment.*

Jack arch. *An arch with wedge shaped stones or bricks set in a straight line; also known as a flat arch.*

Jamb. *The vertical side of a doorway or window.*

Keystone. *The top or center member of an arch.*

Landmark. *An improved parcel of land with a building, structure, and/or object designated as having historic, architectural, or cultural significance.*

Landmark site. *An unimproved or improved parcel of ground that possesses particular historic, architectural or archeological significance; it is the physical location that possesses significance.*

Light. *A single pane of glass.*

Lintel. *A horizontal beam over a door or window which carries the weight of the wall above; usually made of stone or wood.*

Marginal buildings. *These buildings do not contribute to the architectural significance of the district, but by their scale, material, or setting do not overly compromise the integrity of the district. Marginal buildings include those historical buildings which have been remodeled to such a degree that their architectural character has been seriously compromised. Restoration of original features could cause these buildings to become contributing. Marginal buildings also include deteriorating buildings that contribute to the districts, but whose condition is so deteriorated that their future is uncertain.*

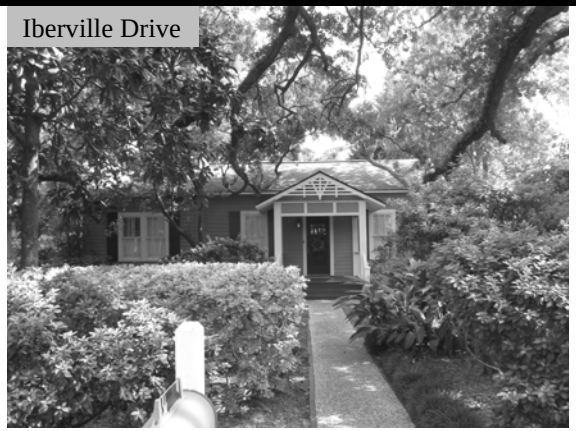
Masonry. *Brick, block, or stone which is secured with mortar.*

Massing. *A term used to define the overall volume of a building.*

Mississippi Landmark. *A public building that possesses architectural, historical, or archeological significance and has been so designated by the Board of Trustees of the Mississippi Department of Archives and History.*

Modillion. *A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.*

Glossary of Terms



Iberville Drive

Mortar. *A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.*

Mullion. *A heavy vertical divider between windows or doors.*

Muntin. *A secondary framing member to divide and hold the panes of glass in a window.*

National Register of Historic Places. *The nation's official list of buildings, sites, and districts which are important in our history or culture. It was created by Congress in 1966 and administered by the states.*

New construction. *The building of any free-standing structure or any addition to an existing structure on any lot.*

Non-contributing buildings. *These buildings do not contribute to the historical character of the district, but, because they are compatible to contributing historic buildings in scale, mass, materials, and setting, they do not detract from the visual cohesiveness of the district. Non-contributing buildings include those residences that were constructed after the period of significance and are not compatible in scale, mass, material, and setting --- if not in detail.*

Government Street

Pediment. *A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.*

Permit. *A form issued by the Ocean Springs Building Department which gives permission to do work, because the work will comply with building and zoning codes.*

Pier. *A vertical structural element, square or rectangular in cross section.*

Pitch. *A term which refers to the steepness of roof slope.*

Pivotal buildings. *Buildings that qualify for listing in the National Register of Historic Places by reasons of individual architectural and/or historical significance.*

Portico. *A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.*

Portland cement. *A strong, inflexible (too much so for historic buildings) hydraulic cement used to bind mortar.*

Quoins. *Decorative blocks of stone or wood used on the corners of buildings.*

Recessed panel. *A decorative element that often functions as an area for signage.*

Relocation. *The moving of a building from one site to another.*

Routine item. *A work item - generally small in scope, common in frequency, and routinely approved because it clearly complies with the design guidelines - delineated as an item which can be approved by the Community Development & Planning Department; also includes some emergency stabilization measures.*

Government Street

Routine maintenance. *Work involving minimal repairs, specifically repair of deteriorated or damaged parts of a building provided that the repair work be "in kind," matches the original exactly in terms of material, size, design, texture, color, etc. For example, a) minor repairs to an existing buildings' chimneys, stairs, and porches, b) painting, except where the color is subject to ordinance, and c) repairs to an existing roof, gutters, or flashing; to qualify as routine maintenance, such repairs must not alter the visual character of the building.*

Lover's Lane

Sash. *The portion of a window that holds the glass and which moves.*

Scale. *A term used to define the proportions of a building in relation to its surroundings.*

Setback. *A term used to define the distance a building is located from a street or sidewalk.*

Sidelight. *A glass window pane located at the side of a main entrance way.*

Siding. *The exterior wall covering or sheathing of a structure.*

Sill. *The horizontal member located at the top of a foundation supporting the structure above; also the horizontal member at the bottom of a window or door.*

Streetscape. *The combination of building facades, sidewalks, street furniture, etc. that define the street.*

Stucco. *Any kind of plasterwork, but usually an outside covering of portland cement, lime, and sand mixture with water.*

Surround. *An encircling border or decorative frame, usually around a window or door.*

Transom. *A small operable or fixed window located above a window or door.*

Wrought iron. *Decorative iron that is hammered or forged into shape by hand, as opposed to cast iron which is formed in a mold.*

Glossary of Terms

Jackson Street